

PB# 01-61

**Blooming Grove Equip.
(SP)**

44-1-41.2

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 5-8-02 - EXPIRED
Reapproved 5-11-05

Requirements for NC Zoning District

town of New Windsor, N.Y.

Required	Actual
10,000 s.f.	42,744 S.F.
100 feet	122.15'
40 feet	54'-0"
15 feet	23'-1"
5 feet/ 35 feet combined	30'-1"
35 feet	1 STORY
NA	454.44'
1	0.18
NA 85%	NA 84%
9'-0"x19'-0"	9'-0"x19'-0"
3	3
51	51

ing space = 51 spaces.

oute 94

As Reapproved by
Planning Board 5/11/05

Revised on
5/11/2005

[Signature]

Anthony J. Coppola

Design, Architecture and Planning

375 Third St., Newburgh, N.Y. 12550

Tel: 914-561-3559

Fax: 914-561-2051

Email: ajcarch@ny.frontiercomm.net

Website: <http://ny.frontiercomm.net/~ajcarch>



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** 01-61
WORK SESSION DATE: Thurs May 5, 2005 **PROJECT:** NEW OLD X
REAPPEARANCE AT W/S REQUESTED: _____ **RESUB. REQ'D:** _____
PROJECT NAME: Oakwood
REPRESENTATIVES PRESENT: Anthony Coppola
MUNICIPAL REPS PRESENT: BLDG INSP. _____ FIRE INSP. _____
ENGINEER X PLANNER _____
P/B CHMN _____ OTHER _____

ITEMS DISCUSSED:

Approval 5-8-02 then 01-61

Q- any reason why
can't go to B/P or reapp
if needed.

Still NC

Reapproval of
01-61

OK except
but as now B/P?

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting X Y N

Recommended Mtg Date next week

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

May 11, 2005

42

REAPPROVAL

OAKWOOD_TERRACE_OFFICE_BUILDING_(01-61)

MR. PETRO: Reapproval of Oakwood Terrace office building, this is a reapproval.

MR. EDSALL: Mr. Chairman, Myra brought to our attention that this application had its approval expire and by letter they requested a reapproval. Mike and I have checked the zoning, the only item that's changed is that there's now a development coverage maximum of 85 percent, whereas before you could build on 100 percent of the lot. So my suggestion is that you approve it subject to.

MR. EDSALL: Is it within the 85 percent?

MR. EDSALL: Best I can tell. So what I'm suggesting is we approve it subject to them correcting the bulk table, demonstrating that they are 85 percent or less and they pay the reapproval fee.

MR. PETRO: We have calculated developmental coverage 84 percent, very good.

MR. EDSALL: You got a letter in on that already?

MR. PETRO: Yeah.

MR. EDSALL: I asked them to do it at the workshop.

MS. MASON: He hand wrote it on the plans. Is that okay?

MR. EDSALL: We want something on the plan.

MR. PETRO: Okay, Oakwood Terrace office building, this was previously reapproved on 5/8/02, we're going to reapprove it tonight starting from this date.

May 11, 2005

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MR. EDSALL: Yes.

MR. PETRO: And I think as long as they meet the coverage which is 85 percent or less we have no problem with the reapproval and you'll verify that?

MR. EDSALL: Yes.

MR. PETRO: Motion for reapproval.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant reapproval to the Oakwood Terrace office building, Oakwood Terrace running from today's date. Is there any further comments? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Motion to adjourn?

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

ROLL CALL

MR. MASON	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/13/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-61

NAME: OAKWOOD TERRACE OFFICE BLDG. PA2001-0900

APPLICANT: BLOOMING GROVE EQUIPMENT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/11/2005	APPROVAL EXPIRED	REAPPROVED & STAMPED
05/08/2002	PLANS STAMPED	APPROVED
03/13/2002	P.B. APPEARANCE	ND: APPR COND
	. SUBMIT PRIVATE AND PUBLIC COST ESTIMATE	



RESULTS OF P.B. MEETING OF: May 11, 2005

PROJECT: Oakwood Office Bldg. P.B. #



NEGATIVE DEC:

M)_____S)_____VOTE: A_____N_____

CARRIED: Y N

CARRIED: Y N

PUBLIC HEARING: _____ **WAIVED:** _____ **CLOSED:** _____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)_____ S)_____ VOTE: A _____ N _____

RETURN TO WORK SHOP: Y__N__

Re-APPROVAL:

M) A S) S VOTE: A 5 N 0 ReAPPROVED: 5-11-05

NEED NEW PLANS: Y N ✓

CONDITIONS – NOTES:

Reapproval fee

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/09/2002

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-61

NAME: OAKWOOD TERRACE OFFICE BLDG. PA2001-0900

APPLICANT: BLOOMING GROVE EQUIPMENT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/08/2002	PLANS STAMPED	APPROVED
03/13/2002	P.B. APPEARANCE . SUBMIT PRIVATE AND PUBLIC COST ESTIMATE	ND: APPR COND
02/27/2002	P.B. APPEARANCE- PUB HEARING	CLOSED PH - RETURN
01/23/2002	P.B. APPEARANCE . DRAINAGE TO BE ADDRESSED WITH MARK & HENRY - ADDRESS MARK'S . COMMENTS . SCHEDULE PUBLIC HEARING	SCH PH - RETURN
11/14/2001	P.B. APPEARANCE . ADDRESS MARK'S COMMENTS AND RETURN TO WORK SHOP	LA:RETURN TO WS
10/17/2001	WORK SESSION APPEARANCE	SUBMIT

/ /

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/09/2002

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-61

NAME: OAKWOOD TERRACE OFFICE BLDG. PA2001-0900

APPLICANT: BLOOMING GROVE EQUIPMENT

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	11/14/2001	EAF SUBMITTED	/ /	
ORIG	11/14/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	11/14/2001	LEAD AGENCY DECLARED	11/14/2001	TOOK LA
ORIG	11/14/2001	DECLARATION (POS/NEG)	03/13/2002	DECL. NEG DEC
ORIG	11/14/2001	SCHEDULE PUBLIC HEARING	01/23/2002	SCHEDULE PH
ORIG	11/14/2001	PUBLIC HEARING HELD	02/27/2002	CLOSED PH
ORIG	11/14/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	11/14/2001	AGRICULTURAL NOTICES	/ /	
ORIG	11/14/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/09/2002

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-61

NAME: OAKWOOD TERRACE OFFICE BLDG. PA2001-0900

APPLICANT: BLOOMING GROVE EQUIPMENT

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	02/13/2002	MUNICIPAL FIRE	02/19/2002	APPROVED
REV1	02/13/2002	MUNICIPAL HIGHWAY . SUBJECT TO INSTALLATION OF UNDERGROUND STORM DRAIN TO CATCH . BASIN ON ST. ANNE	02/20/2002	APPROVED COND
REV1	01/18/2002	MUNICIPAL HIGHWAY . WILL NOT MAKE A FINAL DECISION UNTIL DRAINAGE STUDY IS . COMPLETE. THE WEST ENTRANCE SHOULD BE MOVED FURTHER SOUTH . TO ALIGN WITH THE SOUTH PROPERTY LINE.	01/23/2002	TABLED
REV1	01/18/2002	MUNICIPAL WATER	01/24/2002	APPROVED
REV1	01/18/2002	MUNICIPAL SEWER	/ /	
REV1	01/18/2002	MUNICIPAL FIRE	01/22/2002	APPROVED
REV1	01/18/2002	NYS DOT	/ /	
ORIG	11/07/2001	MUNICIPAL HIGHWAY . NO DRAINAGE PLAN	11/14/2001	DISAPPROVED
ORIG	11/07/2001	MUNICIPAL WATER	11/08/2001	APPROVED
ORIG	11/07/2001	MUNICIPAL SEWER	01/18/2002	SUPERSEDED BY REV1
ORIG	11/07/2001	MUNICIPAL FIRE	11/14/2001	APPROVED
ORIG	11/07/2001	NYS DOT	01/18/2002	SUPERSEDED BY REV1

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#404-2002

05/02/2002

Blooming Grove Equipment Corp.
207 Lake Drive
Newburgh, NY 12550

Received \$ 100.00 for Planning Board Fees on 05/02/2002. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

01-61 Approval *X*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-61

NAME: OAKWOOD TERRACE OFFICE BLDG. PA2001-0900

APPLICANT: BLOOMING GROVE EQUIPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	REC. CK. #1582	PAID		750.00	
11/14/2001	P.B. ATTY. FEE	CHG	35.00		
11/14/2001	P.B. MINUTES	CHG	31.50		
01/23/2002	P.B. ATTY FEE	CHG	35.00		
01/23/2002	P.B. MINUTES	CHG	22.50		
02/27/2002	P.B. ATTY. FEE	CHG	35.00		
02/27/2002	P.B. MINUTES	CHG	49.50		
03/13/2002	P.B. ATTY. FEE	CHG	35.00		
03/13/2002	P.B. MINUTES	CHG	13.50		
03/22/2002	P.B. ENGINEER FEE	CHG	568.10		
05/02/2002	REC. CK. #1617	PAID		75.10	
		TOTAL:	825.10	825.10	0.00



5/2/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/2002

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LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-61

NAME: OAKWOOD TERRACE OFFICE BLDG. PA2001-0900

APPLICANT: BLOOMING GROVE EQUIPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/22/2002	2% OF 92,450.00 INSPEC FE	CHG	1849.00		
05/02/2002	REC. CK. #1619	PAID		1849.00	
		TOTAL:	1849.00	1849.00	0.00


5/2/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/2002

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 1-61

NAME: OAKWOOD TERRACE OFFICE BLDG, PA2001-0900

APPLICANT: BLOOMING GROVE EQUIPMENT

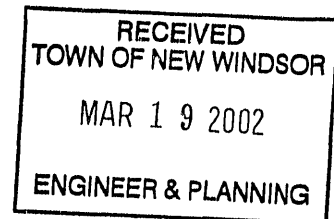
--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/22/2002	SITE PLAN APPROVAL FEE	CHG	100.00		
05/02/2002	REC. CK. #1618	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

P.B. #01-61

Oakwood Terrace Site Work Construction Budget			
Item	Quantity	Unit Price	Total
Site Work:			
◆ Site lighting			\$ 25,000.00
◆ Rough grading/Demolition			\$ 10,000.00
◆ Final grading			\$ 2,000.00
◆ Pavement	27,000 SF	\$ 1.50	\$ 40,500.00
◆ Curbing	1,000 LF	\$ 11.00	\$ 11,000.00
◆ Sidewalks	1,100 SF	\$ 3.90	\$ 4,290.00
◆ Storm drainage			\$ 25,000.00
◆ Site utilities			\$ 10,000.00
◆ Signage			\$ 1,000.00
◆ Landscaping			\$ 5,000.00
Total:			\$ 133,550.00

use \$ 92,450

5 lts @ 900 = 4500
 3 wall @ 400 = 1200
 Pmt 5700



155
 20
 20
 80
 130

SITE BOUND EST.

\$92,450

405 @ 20 = 8100
 180 @ 20 = 3600
 64 @ 1000 = 6000

PRF

17700 use 256.0K

2% x = \$1849

60-012
 35 @ 50 = 1750
 OK

AS OF: 03/22/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 61

FOR WORK DONE PRIOR TO: 03/22/2002

								-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
1-61	183508	09/19/01	TIME	MJE	WS BG EQUIP	85.00	0.40	34.00			
1-61	185043	10/17/01	TIME	MJE	WS BG EQUIP S/P	85.00	0.40	34.00			
1-61	187095	11/14/01	TIME	MJE	MC BIG EQUIP S.P.	85.00	0.50	42.50			
								110.50			
1-61	189355	12/20/01			BILL 01-1203					-110.50	
										-110.50	
1-61	191502	01/02/02	TIME	MJE	WS KREISBERG SITE PLAN	88.00	0.40	35.20			
1-61	191101	01/16/02	TIME	MJE	WS KREISBERG	88.00	0.40	35.20			
1-61	192120	01/23/02	TIME	MJE	MC OAKWOOD S/P	88.00	0.50	44.00			
1-61	192125	01/23/02	TIME	MJE	MC OAKWOOD W/KROLL	88.00	0.30	26.40			
1-61	193999	02/06/02	TIME	MJE	WS BG EQUIP	88.00	0.50	44.00			
1-61	194001	02/06/02	TIME	MJE	FI OAKWOOD FLD REV W/HK	88.00	0.80	70.40			
1-61	194026	02/07/02	TIME	MJE	MC OAKWOOD W/AC	88.00	0.30	26.40			
1-61	196881	02/27/02	TIME	MJE	MC OAKWOOD S/P	88.00	0.50	44.00			
								325.60			
1-61	195514	02/25/02			BILL 02-323 2/25/02					-281.60	
										-281.60	
1-61	197716	03/06/02	TIME	MJE	WS BG EQUIP S/P	88.00	0.40	35.20			
1-61	197821	03/13/02	TIME	MJE	MM BG EQUIP S/P APPL	88.00	0.10	8.80			
								44.00			
1-61	198905	03/21/02			BILL 02-454 3/21/02					-88.00	
1-61	198906	03/21/02			BILL 02-454 3/21/02					-96.80	
										-184.80	
TASK TOTAL								480.10	0.00	-576.90	-96.80
GRAND TOTAL								480.10	0.00	-576.90	-96.80

Closeout 1 hr. 88.00

\$568.10

RESULTS OF P. MEETING OF: March 2002

PROJECT: B.G. Equip Co. - Site Plan P.B.# 01-61

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y N

M) L S) B VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y N

CARRIED: YES ☒ NO

M) S) VOTE: A N

CARRIED: YES NO.

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: _____

MD) 1 S) B VOTE: A 4 N 0 APPROVED CONDITIONALLY: 3-13-03

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Need Private & Public Bond estimates



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

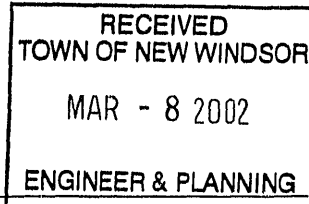
RECEIVED

MAR 11 2002

PROJECT REVIEW SHEET

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, WATER DEPT.,
SEWER DEPT., HIGHWAY DEPT.



P.B. FILE # 01-61 DATE RECEIVED:

PLEASE RETURN COMPLETED FORM TO MYRA BY: 3-13-02

THE MAPS AND/OR PLANS FOR:

B.G. Equip Co. - Oakwood Terrace
Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: Henry J. Howell 3/12
Reviewed by: _____ Date

2/27/02

February 27, 2002

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BLOOMING GROVE EQUIPMENT CO. SITE PLAN (01-61)

Mr. Anthony Coppola appeared before the board for this proposal.

MR. PETRO: Proposed 7,500 square foot office building on the existing lot. The plan as previously reviewed at the 14 November, 2001 planning board meeting.

MR. COPPOLA: This is a proposal for one story 7,500 square foot building, the office building, it's essentially on Oakwood Terrace across from Oakwood Apartments off Route 94 and around the corner from St. Anne Drive. There's an existing parcel that's basically a flat piece of land, it's approximately I think an acre, that borders on the corner itself. And like I said, what we're proposing is a one story building with parking basically in the front yard, two front yards, front yard on Oakwood and front yard around the side of Oakwood Terrace. We're going to basically conform to zoning in a number of ways, number one, the use is allowed in this zone, it's an NC zone, so our proposed use is allowable. We meet the required setbacks for front yard, for rear yard and for side yard. Our parking is calculated at one space required for every 150 square foot of office space, so for this size building, it calculates at 51 parking spaces on the site that we're providing a lot of parking for a building of this size. I'm going to talk about a storm drainage also cause that's kind of one of our key issues, but some of the other issues that we have worked on at the previous planning board meetings and in the meetings with Mark Edsall, the planning board engineer, we have shown landscaping on the site that's shown that's all scheduled on the plans, we have an area for a dumpster, which is going to be concrete block that will match the proposed building, we're showing site lighting on the plan with the foot candles shown on the drawing, they are going to be directed, basically, the candle will be lamp, if you look at the detail, it's a low, it's like a 14 or 15 foot high lantern type fixture and they're going to be located along the perimeter of the lot and their focus will be towards the parking so there would be a minimum of spillage as far as site lighting goes. That is a

lantern type fixture, it's not the type of fixture you'd find in a shopping center, would be a cut-off luminaire, it's much lower and more residential looking and the light is directed towards the parking lot and not on to the adjacent property. As far as we do border in the rear yard here at least three existing houses and the houses on St. Anne Drive what we're proposing there to screen them is a 6 foot tall, I think it's a wood fence, I think it's cedar, and that would be all along this property border here, essentially, right on the property. So they would see the top of the building but from the rear yards here, that would be fully fenced in and up to 6 feet high. And then we're going to also put some landscaping on our side of that fence line, too, just to break up the whole string of continuous fence. So essentially, it's a flat site, we meet the requirements for all the setbacks for the off-street parking, we're showing landscaping, we have shown the site lighting, we meet the requirements for that. The last and probably most significant item is what are we going to do with the storm drainage. The water that collects from the roof of the building and the water that's going to collect here from the new pavement which of course right now it's just grass. What we have done is we have done a drainage study, we have gone out there and we have tested the soil and found that the soil is a sandy base and it's sandy base gravel soil. And what we have done is we have designed a subsurface drainage system that is under the ground that's going to be able to collect what we have calculated a 25 year storm, the amount of water that a 25 year storm would produce, that amount of water would be I think between 7 and 8,000 gallons and that's typically the type of storm that you design these things for. So, for 25 year storm, you produce about 8,000 gallons of water, we're showing basically four concrete perforated structures, these are basically kind off drywell structure like 4 X 4 x 4 feet deep perforated surrounded with crushed stone and they are under the parking lot.

MR. PETRO: Let's kill this conversation cause I don't want to waste time. I don't want that system, we're not doing it, tie into the other system. I don't care what it is, who designed it and what they tell me, it's

out.

MR. COPPOLA: Okay.

MR. PETRO: Number 2 is if I we're going to build that building and somebody came to me with that plan where I had something to tie in, I'd fire them on the spot because the cost of what you're designing to run that CMP can't possibly be the same.

MR. COPPOLA: You're right, he would rather tie into the catch basin down on the corner.

MR. PETRO: Highway told you he doesn't want to dig up the road cause he just put it in, he's going to dig up the road and/or move it off the shoulder of the road and get it in so scrap that plan, show me the CMP going down there, I'm not doing it, I don't like the systems and while I'm sitting here, we're not doing them.

MR. COPPOLA: Well, let me just shed some light on that. We have, Mark had a concern regarding the invert here and we did have the surveyor go back out, shoot that curb line, shoot the invert and the top of the grate and we do have two to three feet by gravity so that could work and that will work.

MR. PETRO: If it didn't work, then I'd have to listen to alternative number 2, but if it does work and I have been told that it does work, then let's do it.

MR. COPPOLA: Little bit more on storm drainage as far as existing site just to alleviate any other concerns we have curbed our, the perimeter of our parking lot, it's relatively flat, but we're going to make the water work so that it will make it down into these catch, make it down into these catch basins and off the site, so a hundred percent of the water will be diverted into a catch basin system. There's going to be no water that spills from the roof, from the roof leaders or from the pavement onto the adjacent property, there will be a little bit of water that goes out Oakwood and then goes down to Route 94 but none will go to the residential lots.

MR. PETRO: Keep in mind too all the roof drains would have to tie into the culvert system because you have a lot of impervious area there. This is a public hearing, gentlemen, anybody want to say anything before I open it up? On February 13, 2002, 12 addressed envelopes containing the attached notice of public went out. Is there anyone here that would like to speak for or against the application, be recognized by the Chair, come forward, state your name.

MS. FROST: My name is Veronica Frost, I live at 6 St. Anne, which is the end house on the corner, and I'm going to try to stay as calm as I can because right now, I'm really hot. St. Anne, on the corner of St. Anne and Oakwood, I have owned my house for 13 years, for 13 years, that corner has flooded, has frozen in the wintertime and the same on the back corner on 94 where you're saying that the water is a little bit of water is going to come out onto 94, that corner floods and freezes so it's not gonna work, you're saying you're going to take water off the site and bring it down so it's going to come into the storm drains here?

MR. PETRO: All underground, you won't see any water. In the alternative to that is the system that I am against, which would be an underground system which basically filters the water through the ground so water is really not leaving the site and over a period of years, I believe that salts and sands and stuff from the winter clogs the system and who's going to maintain? I'd like to see that. And then it won't work out, it will come to the top and go into your house. That's why I'm against that.

MRS. FROST: I appreciate that.

MR. PETRO: But it's not going to be a sheet flow, you're not going to see any of the water, it's going to be tied directly into the drainage system, that's what I'm saying.

MRS. FROST: There's one drain just where St. Anne meets Oakwood, there's a drain.

MR. LANDER: He shows it on the plan.

MRS. FROST: Which is a fairly new one.

MR. ARGENIO: What the Chairman is saying that drain you're describing the water will get to that drain, but in an underground fashion, not above ground, that's what he's directing the architect to do.

MR. PETRO: The entire site, if you note is going to be blacktop and roof, so there's, now the water has nowhere to go, there's no grass, there's no, it's all impervious area, we're going to take it all and put it down out, not going to see any of it. So that way, it may help your situation, I'm sure, because right now, some water from the 25,000 square foot lot has to be going, am I right, it has to be going somewhere.

MRS. FROST: Couple of things just bear with me because I'm kind of new at this, but that's behind my house, you're saying the 6 foot this is going to be one story building?

MR. PETRO: When he's done.

MR. COPPOLA: That's correct, one story.

MRS. FROST: He belongs with me.

MR. FROST: Jack Frost, I'm her husband, I live in the same property here, I don't hear very well so I'd like to have you explain to me where that pipe is going to go.

MR. COPPOLA: This is your house, this is the catch basin that's on the corner of St. Anne and Oakwood, that's the existing catch basin, so we would, the water would flow this way underground, it's going to flow under, along the curb.

MR. FROST: Where is that going to be underground?

MR. COPPOLA: Where the stone wall is, you've got the curb line, it would be under the street, under the pavement.

MR. FROST: Are you going to have to destroy the wall?

MR. COPPOLA: No, that's why we have to make a neat cut.

MR. FROST: That wall will stay?

MR. PETRO: Yes and I have already done a site visit there, I have already been to the site and looked at that with the highway superintendent and there's enough room to get it near the wall.

MR. FROST: I'm sorry, I just don't hear very well, I don't know what he was saying.

MR. COPPOLA: That's your stone wall, correct?

MR. FROST: Yes, actually, it's the town's stone wall.

MRS. FROST: We had that question a few years back because it was crumbling and we were going to fix it, that's when we found out that the town owns that wall and they don't want to fix it, so we were just praying that it would stay.

MR. PETRO: It's staying.

MR. LANDER: Mrs. Frost, is there still a problem on the corner of St. Anne and Oakwood with drainage?

MRS. FROST: Still freezes, not this year because we haven't had winter.

MR. LANDER: Still have water laying there?

MRS. FROST: Still does, I don't know why, Henry's been fantastic.

MR. PETRO: When this is put in, maybe you ought to remedy some of that, go down, take a better look at it.

MRS. FROST: Hopefully, it will help because the corner has always been a real problem corner as far as ice and freezing.

MR. EDSALL: I just want to ask Mrs. Frost one question, since they put the basin in, I know it hasn't rained much, but you said it lays there and freezes?

MRS. FROST: I think it's better since it's come in.

MR. EDSALL: That's the new basin, hopefully, it will have capacity to pick this up. If not, they may have to have some storage on site.

MRS. FROST: We haven't had much to say.

MR. EDSALL: Hard to tell but okay.

MRS. FROST: It has been a notorious corner. One other thing I wanted to question you were saying about the fence it's going to being on the property line?

MR. COPPOLA: Yes, that's correct.

MRS. FROST: We have hedges and we have very large, for lack of a better word, well, Christmas trees, evergreens on the line, so it's going to be behind because--

MR. COPPOLA: Yeah, I think, I know there's a couple really large trees, I think one of the large trees falls on his property, that's probably coming down.

MRS. FROST: No, it doesn't.

MR. FROST: The roots of the tree are on our property but the tree has grown over the years and the branches overhang on your property.

MR. COPPOLA: We do have a bit of a buffer, it's about maybe five feet wide and it's a little bit wider at your property line so there would be an opportunity to move the fence in, you can see here's our curb line, here's your property line, so this is about--

MR. FROST: That's to allow for the pine tree.

MR. PETRO: You have to work with the neighbors.

MR. ARGENIO: You want to maintain the trees as much as possible.

MRS. FROST: Yes, we had woods which was phenomenal, now we have weeds and garbage back there now. So, I mean, I'm not opposed to them putting something up there, I'd rather see something other than the way it is now, which is just, you know, poison ivy and everything else because it's been sitting for so long, I have no problem with it, I just want it to be aesthetically pleasing. Another thing that I was worried about is with Oakwood Terrace behind me their lights are very, very, very bright.

MR. COPPOLA: They're high, too.

MRS. FROST: Shining right in, they were there, I'm sure I can't do anything about those lights, but I don't want to see, I don't want my back rooms being like daylight at two in the morning either.

MR. COPPOLA: No, we'll be very careful with that in directing the light down, it's a shorter fixture, it's more residential looking and the light can be directed down on our property, so I don't, I think you'll get more of an impact from the lights that are there than these, I really do.

MR. PETRO: Anyone else?

MR. HORAN: I'm Kevin Horan and I'm the property owner at 4 St. Anne Drive adjacent to Mr. and Mrs. Frost and the 6 foot high fence, is that a wood fence?

MR. COPPOLA: Yes, cedar, I think the detail calls for cedar.

MR. HORAN: Now, obviously, the back of the one story building, is the back of it, now, there's going to be lamp posts that you had just shown?

MR. COPPOLA: The posts, well, those aren't really in the back of the property, there will be some smaller, you're talking about the site lighting here, we do have to light, there are going to be doors in the rear here,

we do have to light those doors, but those will be incandescent fixtures.

MR. ARGENIO: Probably be a wall backpack over top of the door.

MR. COPPOLA: Right, probably do something like that.

MR. HORAN: The back, the finish or the building, I think I missed the opening, but the exterior of the building, how would you describe that?

MR. COPPOLA: We haven't fully developed that, but I would say 90 percent, we're 90 percent sure it's going to be concrete block, probably split face concrete block, probably two tone colors, the roof will a hip roof with regular fiber black shingles, won't be flat roof, it's a low sloping roof, you won't really see too much of the roof.

MR. HORAN: My concern as well as in conjunction with the Frosts was the back of my property line I've got maybe about 6 foot high forsythia with a chain link fence, your fence would be, would go further back and that wouldn't be impacted?

MR. COPPOLA: Correct, your fence line is inside your property, so we'd be on the other side.

MR. PETRO: He's got room to move it, you know, a good point, where are the air conditioning units going for this building?

MR. HORAN: Rooftop?

MR. COPPOLA: Well, you'll have two things, it's a hip roof, so it's not going to be rooftop, there will be air handlers, you won't see, they'll be in the roof, in the attic, air handlers in the attic and condensers on the ground along the perimeter, he may have like four.

MR. PETRO: That's my point, where are the condensers going to be because they do make noise and you're only 20 feet away from the property line?

MR. HORAN: Is this facility 8 to 5 or--

MR. COPPOLA: It's not intended to be retail, it's, even though retail use is allowed, it's intended to be an office use, so I would say probably not.

MR. ARGENIO: 8 to 5, you're saying it will be 8 to 5?

MR. COPPOLA: Yes.

MR. HORAN: Monday through Friday?

MR. COPPOLA: Yes.

MRS. FROST: Do you have tenants yet?

MR. COPPOLA: No, we're going for approval.

MR. PETRO: Let's get back to the condenser units, I don't think that it's a good idea that they're in the back of the building, you're going to put pads?

MR. COPPOLA: The pavement runs to the wall, we do have, well, it's a 16 foot wide driveway and probably another 4 feet to the fence, so there's 20 feet there. Honestly, with a fence there I don't think you're going to get that much from an air handler, these units are not going to be enormous because let's say if he's got 7,500 square feet maybe he divides it into 4 units, it's like a residential size.

MR. EDSALL: Can you put them on the end toward Route 94 which will be adjacent to the other commercial business?

MR. HORAN: That was my thought.

MR. EDSALL: Looks like you have an area there.

MR. ARGENIO: Across from the dumpster.

MR. COPPOLA: They can be.

MR. EDSALL: Length of the condenser.

MR. COPPOLA: Coolant you'd be running 120 feet to get to the last unit.

MR. PETRO: Two and two.

MR. COPPOLA: That's fine.

MR. PETRO: The other alternative make an indentation of the building like I did on the Lease building so you'd be losing square footage on the building and you'd have to put a sound barrier, they would be in the back, but you'd lose 5 by 30 feet, lose 150 square feet.

MR. EDSALL: Why don't you locate an area on each end, call it as an area for HVAC condenser.

MR. COPPOLA: We'll locate them on the plan.

MR. PETRO: Anything else?

MR. HORAN: No, thank you.

MR. PETRO: Motion to close?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

BLOOMING GROVE EQUIPMENT SITE PLAN (01-61)

Mr. Anthony Coppola appeared before the board for this proposal.

MR. PETRO: This application proposes a 7,500 square foot office building on an existing lot. I have never seen a non-existing lot. I'm glad you put that in there.

MR. EDSALL: That's the one that goes with the subdivision that's proposed.

MR. PETRO: Plan was previously reviewed at the 14 November, 2001, 27 February, 2002 planning board meetings.

MR. LANDER: First question what did we do with the air conditioning units?

MR. COPPOLA: On SP2, we located them, they're on the sides, there will be none in the rear, still with the option to put them on either or both sides. That was one of the items that came out of the public hearing. The other item was the drainage, we have now changed this drainage so that it's tied into the town's storm drainage system on the corner of St. Anne Drive, we have a 15 inch pipe that connects into that catch basin.

MR. LANDER: You're going to install a new catch basin?

MR. COPPOLA: Yes, there's a new one at the intersection, there's several I think 4 total and 2 on the property. It's all 15 inch pipe, we worked that out with Mark at the last workshop and there's a fair amount of capacity within that system too before it gets to St. Anne Drive so I don't think it will make an impact to the neighbor there. That was a major change. The condenser we made a change on the sign detail and I think it was a change on the bulk table.

MR. LANDER: Fencing goes along the property line of Horan and Frost?

MR. COPPOLA: Yeah, the cedar fence that's all the way down.

MR. PETRO: Fire approval 2/19/02 and highway approval on 3/12.

MR. EDSALL: He did have subject to installation of underground storm drain to catch basin on St. Anne.

MR. PETRO: All right, motion for negative dec.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec for the Oakwood Terrace office building site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: Previous comments have been addressed, I like when we see that. Mark?

MR. EDSALL: I hate to disappoint Tony.

MR. COPPOLA: I appreciate that statement.

MR. PETRO: I never see that on one of Greg Shaw's plans. Require individual bond estimates be submitted for the site plan in accordance with Chapter 19 of the Town Code. Anything else? We've seen this enough times, gentlemen.

MR. LANDER: Motion to approve.

MR. KARNAVEZOS: Second it.

March 13, 2002

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MR. PETRO: Anthony's done the job that we've asked, I think it's in good shape. Remember to work with your neighbors with the trees, try not to cut them down.

MR. COPPOLA: We will.

MR. PETRO: Motion has been made and seconded that the the New Windsor Planning Board grant final approval for the Oakwood Terrace office building.

ROLL CALL

MR. BRESNAN	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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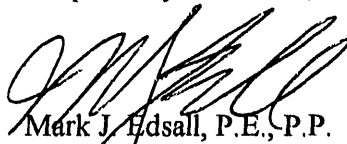
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: OAKWOOD TERRACE OFFICE BLDG. SITE PLAN
PROJECT LOCATION: 17 OAKWOOD TERRACE
SECTION 44 – BLOCK 1 – LOT 41.2
PROJECT NUMBER: 01-61
DATE: 13 MARCH 2002
DESCRIPTION: THE APPLICATION PROPOSES A 7500 S.F. OFFICE BUILDING ON A THE
EXISTING LOT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE
14 NOVEMBER 2001 AND 27 FEBRUARY 2002 PLANNING BOARD
MEETINGS.

1. The property is located in the NC zoning district of the Town. The bulk table was previously corrected and the site in conformance with the zoning requirements.
2. As per the direction of the Planning Board, the site plan now depicts a piped connection to the drainage system in St. Anne Drive. The layout appears acceptable.
3. All my previous comments have been addressed.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
5. The Planning Board should require that individual bond estimates be submitted for this Site Plan and the Public Improvements, in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-61-13Mar02.doc



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

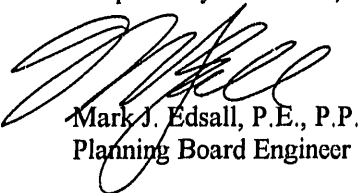
PROJECT NAME: OAKWOOD TERRACE OFFICE BLDG. SITE PLAN
PROJECT LOCATION: 17 OAKWOOD TERRACE
SECTION 44 – BLOCK 1 – LOT 41.2
PROJECT NUMBER: 01-61
DATE: 23 JANUARY 2002
DESCRIPTION: THE APPLICATION PROPOSES A 7500 S.F. OFFICE BUILDING ON A THE EXISTING LOT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 NOVEMBER 2001 PLANNING BOARD MEETING.

1. The property is located in the NC zoning district of the Town. The bulk table has been provided and appears correct, with the site in conformance with the zoning requirements.
2. An open issue for this application is the drainage. Based on a field meeting with the Highway Superintendent, we advised the applicant's architect that they must obtain a detailed site survey (with detailed topography), such that we could fully review the potential stormwater flows. The survey was to include grades of the roadway (and curb line) for Oakwood Terrace to determine stormwater flow direction within the roadway. All grades were to be "tied" to any existing stormwater improvements.

We have not yet received this survey. Therefore, I can not comment on the drainage at this time, and this should be considered an open item by the Board.

3. All my comments from my previous review have been addressed, with the exception of one correction. The traffic signs for the one way drive behind the building must corrected. The one-way sign should be at the northeast corner (near dumpster enclosure) and a "Do Not Enter" sign (NYSDOT R3-15) should be at the southwesterly area (where the one way sign is currently shown).
4. Until the drainage issue is resolved, I would not recommend that the Board proceed any further with a SEQRA determination.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-61-27Feb02.doc

RESULTS OF P.B. MEETING OF: February 27, 2002
Public Hearing
PROJECT: Blowing Snow Equip. P.B.# 01-61

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)___ S)___ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES__ NO__

M)___ S)___ VOTE: A__ N__

CARRIED: YES__ NO__

Close
WAIVE PUBLIC HEARING: M) A S) K VOTE: A 4 N 0 Closed
WAIVED: Y ✓ N__

~~SCHEDULE P.H.~~ Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)___ S)___ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)___ S)___ VOTE: A__ N__ APPROVED: _____

M)___ S)___ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Veronica Frost: spoke re flooding on the roadways</u>
<u>St. Anne Dr.</u>
<u>Put Air Conditioner units on plan</u>

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----X
In the Matter of Application for Site Plan Subdivision of

Blooming Grove Equip. 01-61

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

-----X
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age
and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On February 13, 2002, I compared the 12 addressed
envelopes containing the attached Notice of Public Hearing with
the certified list provided by the Assessor regarding the above
application for Site Plan/Subdivision and I find that the
addressees are identical to the list received. I then mailed the
envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this

13th day of February, 2002

[Signature]
Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2002



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

January 30, 2002

Blooming Grove Equipment
207 Lake Drive
Newburgh, NY 12550

RE: 44-1-41.2

Dear Sirs:

According to our records, the attached list of property owners are abutting to the above Referenced property.

The charge for this service is \$35.00, minus your deposit of \$ 25.00.

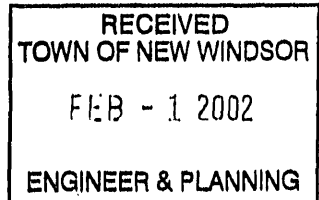
Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/srr

CC: Myra Mason, PB



44-1-37.1

Oakwood Terrace Housing Corp.
C/o Kathleen Duchan President
207 Lake Drive
Newburgh, NY 12550 ✓

James Petro, Chairman
Planning Board ✓
555 Union Avenue
New Windsor, NY 12553

44-1-41.1

Wellback Properties, Inc. ✓
41 Farm Lane
Washingtonville, NY 10992

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C. ✓
33 Airport Center Drive Suite 202
New Windsor, NY 12553

44-1-43

Miro Kril & Jo Ann Poquette ✓
2 St. Anne Drive
New Windsor, NY 12553

44-1-44

Kevin & Lisa Horan ✓
4 St. Anne Drive
New Windsor, NY 12553

44-1-45

John & Veronica Frost ✓
6 St. Anne Drive
New Windsor, NY 12553

44-1-47.1

Stephen & Julie McCullough ✓
30 Scaglione Court
Highland Mills, NY 10930

44-1-47.2

Marvin & Andrea Warner ✓
26 Oakwood Terrace
New Windsor, NY 12553

George J. Meyers, Supervisor
Town of New Windsor ✓
555 Union Avenue
New Windsor, NY 12553

Deborah Green, Town Clerk ✓
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Andrew Krieger, Esq. ✓
219 Quassaick Avenue
New Windsor, NY 12553

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LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF
NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC
HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on
FEBRUARY 27TH, 2002 at 7:30 P.M. on the approval of the proposed Site Plan
Approval for BLOOMING GROVE EQUIPMENT CO.

(Tax Map #Section 44, Block 1, Lot 41.2)

Located at OAKWOOD TERRACE. Map of the Site
Plan is on file and may be inspected at the Planning Board Office, Town Hall, 555
Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: JANUARY 30, 2002

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

REGULAR ITEMS:

BLOOMING GROVE EQUIPMENT SITE PLAN (01-61)

Mr. Mario Salpepi appeared before the board for this proposal.

MR. PETRO: This plan proposes construction of a 7,500 square foot office building. This was previously reviewed at the 14 November, 2001 planning board meeting, property is in an NC zone, permitted use, I think we had asked the applicant to do few items, he will bring us up to date.

MR. SALPEPI: I'm Mario from Anthony's office.

MR. PETRO: Did he have some trouble with Myra's office? He wasn't getting information, he was irritated and upset, I would rather he was here.

MR. BABCOCK: Mr. Chairman, I will have a talk with Mr. Cappola myself, I was out of town today so I didn't have an opportunity to talk to him but I'll handle that.

MR. PETRO: Just relay she has the right to be sick the same as everybody else. She's not here, she can't do it. He can call me, if he wants to get loud with me, he can do that. I make the agenda. All right?

MR. SALPEPI: He was here in November, he had a pretty schematic site plan at that point. Since then, we have fully developed a site plan. We have added in all necessary items. We have gone to two or three workshops and gotten to where we are now. We filled in the bulk table which I don't believe was filled in before. I think everything conforms to zoning, the proposed building is 7,567 square feet, that will require 51 parking spaces for office building. The location of the building hasn't changed, the size I believe last time might have been 7,500, it might of rounded up in some adjustments. We proposed to grade the site from west to east, I guess, is that west to east, I lost my arrow, yeah, it's a pretty flat site, so we're heading everything out towards the side there

on Oakwood. We have worked on the drainage couple of times, we had deep tests done, the soils were good for perc and we have gone through a couple of schemes on how to detail the water and how to leach it into the ground. What we have, our final decision working with Mr. Edsall was four chambers, there's a detail of the chambers on this sheet and those chambers will hold all the water required for a 25 year storm from all the paved areas and between those chambers and the piping which will be perforated with gravel go far beyond the total for the 25 year storm in gallons, we're draining more than we need to. Previously, we had, I believe, we have had a line of pines or arborvitae along the residential property line. At some point, it became a wood fence which is detailed on SP2. We have landscaped around the site, a little variety of landscaping, and we have used residential type post and lantern type lights rather than cutoffs. We have put five of them around the perimeter and then handled the rest of the lighting with some wall packs on the building.

MR. PETRO: We have fire approval on 1/22/02. The highway has, the highway department has tabled it. It says we will not make a final decision until drainage study is complete, which is understandable. The west entrance should be moved further south to a line with the south property line. Mark, what's he talking about there?

MR. EDSALL: Henry called me today. If you look on the left side of the site, he'd rather have that curb cut moved away from the corner, so I think he'd rather have the line up with the back aisle, double aisle.

MR. PETRO: I don't see that he as a problem. Do you see that as an engineering problem?

MR. SALPEPI: No, I don't think it's a problem.

MR. LANDER: Mario, underground storm drainage piping if required?

MR. SALPEPI: Right.

MR. LANDER: It was this board's pleasure that it be required.

MR. SALPEPI: Right, there was an issue whether we were gonna perc all the water into the ground or connect to the catch basin down the road.

MR. LANDER: No, I don't think there was much discussion, I think the planning board thought in its opinion that that, that they wanted, that water taken from this site you can have those seepage pits if you wanted it, but you have to pipe out of here and take it down the road to the Town of New Windsor storm drains.

MR. SALPEPI: I'm sorry, if we have the seepage pits, what are we connected to, overflow or would that be for overflow, for instance?

MR. PETRO: For overflow, but they also, the seepage pits are full with sediment and sand and salt and whatever from the next five years and nobody ever cleans them out, at least you'll have that working for you.

MR. SALPEPI: You're saying you want underground piping, not, let's say, an overflow that runs on the surface, is that what you're saying?

MR. PETRO: Right.

MR. EDSALL: Mr. Chairman, I think the highway superintendent is looking into that because the road was just paved, he's not quite sure he wants that run down there so that's one of the things that he may object to, it's his opinion that if there's a way not to tear up the brand new paved road, he'd rather just deal with it on site.

MR. PETRO: He can't run it down on the shoulder?

MR. EDSALL: That's the other thing I've advised, there's a possibility of running where there's a stone wall along the right side of Oakwood, so he's asked us to look into it further and get him some information but that's really--

MR. PETRO: You know how I feel about the seepage pits.

MR. EDSALL: I understand fully.

MR. SALPEPI: They don't work?

MR. PETRO: After a period of time.

MR. LANDER: They stop working, they fill up with sediment and they don't drain.

MR. PETRO: You don't think somebody that's there as a tenant is going to go out there and clean them, do you?

MR. SALPEPI: Probably not. We're up to 10,700 gallons and it only needed to be 7,000 and change so we're even taking more than we need, so it might work a little longer.

MR. PETRO: I'm sure your design is perfect and there's nothing wrong with it. Sometimes in designing something and in reality are probably two different things. Try to work that out with the highway department, if you can find a location, if he's dead set against it, then we'll look at it again but at this time, we still figure it's required. All right?

MR. SALPEPI: Yes.

MR. LANDER: What's the width of the sidewalk around the building? I didn't see it in the detail.

MR. SALPEPI: Should be five feet, yeah, it's five feet.

MR. PETRO: Mark, do you have anything really paramount that you want to talk about tonight?

MR. EDSALL: Comments 3 and 4 for tonight.

MR. PETRO: Four is motion to have a public hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the Oakwood Terrace building site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. EDSALL: You can probably hold comment 3 until after the public hearing, if that's your preference.

MR. PETRO: Right, you have a copy of Mark's comments, Mario?

MR. SALPEPI: Yes.

MR. PETRO: Why don't you take that, get together with Mr. Kroll again, get that drainage line situated in a spot that makes him happy, I'm sure the town owns the road, probably only paved 25 feet, they probably own 50 so there should be a way to get down there.

MR. SALPEPI: I'll have to check.

MR. PETRO: Thank you.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: OAKWOOD TERRACE OFFICE BLDG. SITE PLAN
PROJECT LOCATION: 17 OAKWOOD TERRACE
SECTION 44 – BLOCK 1 – LOT 41.2
PROJECT NUMBER: 01-61
DATE: 23 JANUARY 2002
DESCRIPTION: THE APPLICATION PROPOSES A 7500 S.F. OFFICE BUILDING ON A
THE EXISTING LOT. THE PLAN WAS PREVIOUSLY REVIEWED AT
THE 14 NOVEMBER 2001 PLANNING BOARD MEETING.

1. The property is located in the NC zoning district of the Town. The bulk table has been provided and appears correct, with only one correction needed (see comment below).
2. I have review the revised plan set and have the following comments:
 - a. This site has one side yard and the rear yard (south side). Revise bulk table.
 - b. The plan proposes on site drainage seepage pits with an overflow option via piping to St. Anne Drive. A drainage study has been submitted and is in review. We have also discussed this on a preliminary basis with the Highway Superintendent. We will have a joint recommendation for the next meeting.
 - c. The curb islands on the site should be a minimum of 5 ft. in width, and landscaping trees and low cover should be installed therein. Please revise.
 - d. Areas adjacent to the building, within the curbed area, but not sidewalk, should be noted as landscaped.
 - e. Curbs should be continuous on site. Detail 3/SP3 would appear not to apply to this site.
 - f. We recommend 4000 psi concrete for curbs and sidewalks.

- g. The typical trench detail can not apply to trenches within Town roadway limits. Here, full depth NYSDOT Item #4 backfill (compacted) is required. Provide additional detail.
 - h. The typical parking space includes a wheelstop. I would recommend against this.
 - i. Add a sign detail to the handicapped parking space detail.
 - j. Sign detail 11/SP3 is not acceptable. Utilize standard configuration NYSDOT R3-15 sign (modify dimensions if applicable). Also, relocate sign so not obstructed by landscaping.
 - k. Provide copies of manufacturer's literature (isolux curves) for lighting selected.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF: NEW Windsor

P/B APP. NO.: _____

WORK SESSION DATE: 2 JAN 2002

PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: YES

RESUB. REQ'D: new plan later

PROJECT NAME: Kreisberg Site Plan

REPRESENTATIVES PRESENT: Anthony C.

MUNICIPAL REPS PRESENT:

BLDG INSP. _____
ENGINEER X
P/B CHMN _____

FIRE INSP. X
PLANNER _____
OTHER _____

ITEMS DISCUSSED:

STND CHECKLIST:

- did soil testing - Taconic did design.
- show rect. disposal area w/ inlet via
stone french - no 4/8's - NG -
- tell him look again @ 4/8 seepage corrected
w/ perf. Hanco. stone -

DRAINAGE in progress
DUMPSTER to be moved
SCREENING need schedule
LIGHTING need plan
(Streetslights)
LANDSCAPING _____

- * - Kroll/Petro re outlet - (road just paved!)
- need to show it

BLACKTOP show -
ROADWAYS _____

- move dumpster to side not rear corner (shown gated w/ concrete pad)

Poss 1/23/02
mtg.

RESULTS OF P.B. MEETING OF: January 8, 2002

PROJECT: B.G. Equipment

P.B.# 01-61

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)__ S)__ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES__ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M) N S) A VOTE: A 5 N 0 WAIVED: Y__ N ✓

SCHEDULE P.H. Y ✓ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Drainage to be addressed (Under review w/Mark + Herry)</u>
<u>Address Mark's Comments</u>

BLOOMING GROVE EQUIPMENT SITE PLAN (01-62)

Mr. Anthony Coppola appeared before the board for this proposal.

MR. PETRO: This application proposes a 7,500 square foot office building on an existing lot. This plan was reviewed on a concept basis only. The property is located in an NC zoning district of the town. This plan has a blank empty bulk table. Why?

MR. COPPOLA: A blank empty bulk table?

MR. PETRO: The plan that we have.

MR. COPPOLA: It's a mistake. Mark, yours too?

MR. PETRO: Every one.

MR. COPPOLA: What's the date?

MR. PETRO: 9/18/01.

MR. COPPOLA: That explains that you have a plan, you have an older plan.

MR. PETRO: What we'll do is just go over this conceptually because it's very incomplete and I don't think Mark had a chance to review it so conceptually, we'll look at it one step up from a workshop then you can come back next month.

MR. COPPOLA: What we're doing is proposing one story office building, it's basically on a flat lot, it's on basically the corner of Oakwood Terrace, comes from Route 94 down to St. Anne Drive.

MR. PETRO: Should be a location map.

MR. COPPOLA: I have one here again, I will just show you so it's essentially a flat lot. What we're doing is basically having access off Oakwood Terrace. We conform basically on all our major items on the zoning, the setback is 15 foot in the rear, 40 foot in the front, building height, it's a one story building,

we're allowed to go 35 feet. We conform for floor area ratio. We conform for parking, which is based on one space per 150 square feet. We're required to have 50, we have 51. We have water and sewer on the bend on Oakwood Terrace there. Basically, the area is, the apartments are up here at the top of the page and the bottom of the page is single family homes and across the street is single family homes.

MR. PETRO: Is the entire lot in an NC zone? There's no zone lines through the property.

MR. COPPOLA: No, we checked that, not through the property, I'm not sure it's bordering the property.

MR. PETRO: It might be on it but not through it, so the entire property is in the NC zone so it's a permitted use in the entire lot.

MR. COPPOLA: That's correct, so we conform for setbacks for all the area ratios, we have laid out parking, I'm not sure if there's 51 parking spaces on this plan. Basically, it's a similar plan, we're going to allow one way access vehicular access behind the building and then basically, the most of the rest of the lot will be paved. One access on the east side of the property here driveway access and the one access across the bend in the road. The one thing that we have not addressed on the plan is storm drainage. We have spoken about that at the workshops with Mark, basically two possibilities. It's essentially like I said a fairly flat lot, it's about 4 feet from the road the gutter and the curb here to the plateau so the lot does basically slope down this way, just barely, and there's two options for storm drainage. There's a catch basin down on the corner of St. Anne and Oakwood, there's no system, there's no storm drainage system on Oakwood Terrace, so one option would be getting to that storm basin which we could do by gravity. The second option would be probably something that Mark is leaning more towards would be percing the soil going with some underground.

MR. PETRO: I don't want to see that. I don't like that. I keep saying I don't like it. I know Mark

understands it better than I do. Dig a ditch in the catch basin, put a pipe in, put some catch basins, very simple.

MR. COPPOLA: We can make that work.

MR. PETRO: Very simple.

MR. COPPOLA: That's it. I may be asked some questions and get some more of your comments, we'll provide screening here in the rear. I probably would like to do some natural landscaping. I don't know if the board has a preference for using like a cedar fence or something natural here but these are, this whole length here is along these back yards here. Any preference?

MR. LANDER: Probably going to look for a fence because you're going to have headlights. What's the grade difference between these lots and that lot?

MR. COPPOLA: It's basically flat.

MR. LANDER: Probably going to have some type of fence so the headlights can't come through it.

MR. COPPOLA: Maybe just punctuate it with something green.

MR. LANDER: That's all.

MR. COPPOLA: These entrances, any particular, we have one over here, this makes sense. This one again we kind of just relocated because it's in a straight line straight through here, I don't know if anybody has an opinion on that.

MR. LANDER: It's a little close to the turn, 30, 35 feet off the radius.

MR. COPPOLA: It's not on a particular busy street, you just have a few houses on the street. Just throwing that out.

MR. PETRO: When you do the drainage on the entrance down there to St. Anne, put some sort of negative

slope, put a grading or catch basins.

MR. LANDER: In the entranceway.

MR. COPPOLA: Basically like we said we're fine here for concept only, we believe we conform with everything, we don't think we need any variances.

MR. PETRO: Is there a tenant for the building?

MR. COPPOLA: No, he's specing it.

MR. LANDER: What's the line here on this print?

MR. COPPOLA: That's the existing contour so that's just kind of if you look at it, it's essentially flat, there's another bowl there, this was a pile that somebody dropped there, that's not even there anymore.

MR. LANDER: It's not hazardous waste, is it?

MR. COPPOLA: Essentially, the only real grade is if you're on the curb in the gutter of the curb, it's about 4 feet to the plateau here, just kind of gradually goes down.

MR. PETRO: The other black line is railroad ties.

MR. COPPOLA: That's actually the parking lot from the building on Route 94, I think this is the outline of his parking, so it's into that, I don't know if that's a problem.

MR. PETRO: Parking on other people's property?

MR. COPPOLA: No longer do that, we need to park there, we can get four spaces there.

MR. PETRO: You need a lighting detail.

MR. LANDER: Landscaping.

MR. COPPOLA: We'll detail everything, we'll schedule a landscaping, lighting, detail for the pavement and everything else.

MR. LANDER: Going to be an office building, not going to be retail?

MR. COPPOLA: No, he's, well, let me ask that, does he have an option? We're presenting it as an office.

MR. LANDER: Well, retail means more traffic than if it was an office building.

MR. PETRO: Your parking regulations are going to change.

MR. EDSALL: The new code, it's the same.

MR. PETRO: If you're going to go to doctors, it would definitely be different.

MR. EDSALL: New code for retail office, it's the same parking, we made that the same, if you want to have the option of being retail sales or office, you should show that on the plan.

MR. COPPOLA: But the parking is 150 and even what if he gets a small doctor?

MR. EDSALL: Different ballgame.

MR. COPPOLA: Then by number of exam rooms?

MR. BABCOCK: Yes.

MR. COPPOLA: Tends to be more.

MR. EDSALL: I think we have made that one per 175.

MR. EDSALL: Medical and dental clinics are one per 175, which is less restrictive for medical and dental clinics.

MR. COPPOLA: It's a strong possibility he could get that as a tenant.

MR. BABCOCK: That's not really an issue.

MR. PETRO: If you have any inkling that you're going to have retail, put retail slash office building, not doctors.

MR. EDSALL: Medical and dental clinics are one per one 175 which is slightly less restrictive than retail, the way the code's set up.

MR. COPPOLA: I can show that calculation in there.

MR. EDSALL: Show the calculation but show whatever uses you want considered.

MR. PETRO: Technically, the answer is it's a permitted use, whatever is a permitted use in the zone, but people don't want to hear the technical answer, they want to see what is it, at least tell them something. All right, you have enough to do. We can have a motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Blooming Grove Equipment site plan on Oakwood Terrace. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. COPPOLA: Thank you.

MR. EDSALL: Just something to note I had suggested that they put those type of pits in but definitely have an overflow connection down to the system. It's worked in the past in this area to decrease the amount of flow that actually goes off-site. So I was looking for a

November 14, 2001

36

combination of both.

MR. PETRO: I'll leave it in your hands. You're very capable.

MR. EDSALL: I agree with you that it's good to pipe it in whatever you have a chance, but there's a benefit in having both.

MR. PETRO: I don't want money being the reason they don't pipe it in the extra 75 feet, if they can get it down there. The same as I did when I did Schuster's building, I had to bring it down to 32, I had to put concrete in and do what I had to do. So that's what they've got to do.



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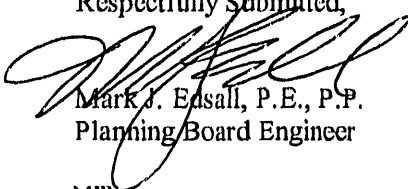
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: OAKWOOD TERRACE OFFICE BLDG. SITE PLAN
PROJECT LOCATION: 17 OAKWOOD TERRACE
SECTION 44 – BLOCK 1 – LOT 41.2
PROJECT NUMBER: 01-61
DATE: 14 NOVEMBER 2001
DESCRIPTION: THE APPLICATION PROPOSES A 7500 S.F. OFFICE BUILDING ON A THE
EXISTING LOT. THE PLAN WAS REVIEWED ON A CONCEPT BASIS
ONLY.

1. The property is located in the NC zoning district of the Town. The plan has a blank (empty) bulk table, notwithstanding the availability of the town code to the applicant and the fact that I provided all the bulk requirements to his architect at the 19 September 2001 worksession. *The applicant should be directed to insure that future submittals are complete, or should be withheld.*
2. The plan is very conceptual. My initial concerns are:
 - Complete bulk table
 - Complete parking calculation
 - Indicate source of boundary and topographic survey information
 - Indicate location and details for dumpster
 - Address drainage, landscaping, lighting, access, construction details, etc.
 - Indicate source/connection for utilities
 - Screening and impacts to adjoining properties
3. The plan will require a *significant* amount of additional information.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process. To the best of my knowledge, there are no other involved agencies.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJP/mt
NW01-61-14Nov01.doc



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

REQUEST FOR NOTIFICATION LIST

DATE: 1-29-02

NAME: Blooming Grove Equip. TELE: (845) 561-3559
ADDRESS: 207 Lake Drive Anthony Coppola
Newburgh, NY 12556

TAX MAP NUMBER: SEC. 44, BLOCK 1, LOT 41.2
SEC. _____, BLOCK _____, LOT _____
SEC. _____, BLOCK _____, LOT _____

PUBLIC HEARING DATE (IF KNOWN): _____

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING
PROPERTY OWNERS AND ACROSS ANY STREET)

☒ YES

SPECIAL PERMIT ONLY:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

☐ YES

AGRICULTURAL DISTRICT:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS
WITHIN THE AG DIST. WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)

☐ YES

NEW WINDSOR ZONING BOARD:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

☐ YES

AMOUNT OF DEPOSIT \$ 25.00 TOTAL CHARGE \$ _____

OK @
1/29/02

RESULTS OF P.R. MEETING OF: November 14, 2001

PROJECT: B.G. Equip. Oakwood

P.B.# 01-61

LEAD AGENCY:

NEGATIVE DEC;

1. AUTHORIZE COORD LETTER: Y N

M)____ S)____ VOTE: A____ N____

2. TAKE LEAD AGENCY: Y ✓ N

CARRIED: YES___NO___

M)___S)___ VOTE: ~~A~~___N___

CARRIED: YES ☒ NO ☐

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y__N__

SEND TO O.C. PLANNING: Y_____

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)___S)___ VOTE: A___N___

RETURN TO WORK SHOP: YES___ NO___

APPROVAL:

M)___S)___ VOTE: A___N___ APPROVED:_____

M)___S)___ VOTE: A ___ N ___ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y___ N___

DISCUSSION/APPROVAL CONDITIONS:

Address Mark's comments and return to W.S.

P.B. #01-61

Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#1059-2001

11/07/2001

Equipment, Blooming Grove

Received \$ 100.00 for Planning Board Fees on 11/07/2001. Thank you for stopping
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/07/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-61

NAME: OAKWOOD TERRACE OFFICE BLDG. PA2001-0900

APPLICANT: BLOOMING GROVE EQUIPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	REC. CK. #1582	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00



INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: February 19, 2002

SUBJECT: 17 Oakwood Terrace

Planning Board Reference Number: PB-01-61

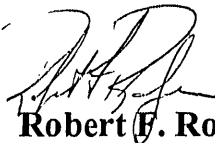
Dated: 12 February 2002

Fire Prevention Reference Number: FPS-02-009

A review of the above referenced subject site plan was conducted on 19 February 2002.

This site plan is acceptable.

Plans Dated: 12 February 2002.



Robert F. Rodgers

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

FEB 13 2002

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

N.W. HIGHWAY DEPT.

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-61

Please return
by 2/25/02

DATE PLAN RECEIVED: _____

RECEIVED
TOWN OF NEW WINDSOR

FEB 12 2002

The maps and plans for the Site Approval

Subdivision _____

ENGINEER & PLANNING

as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason Subject to
installation of underground storm Drain to
Catch Basin on St. Ann.

Anthony J. Hull
HIGHWAY SUPERINTENDENT

2/20/02
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

01-61

DATE PLAN RECEIVED:

RECEIVED

JAN 18 2002

The maps and plans for the Site Approval

Subdivision as submitted by

for the building or subdivision of

17 Oakwood Terrace has been

reviewed by me and is approved L

~~disapproved~~

~~If disapproved, please list reason~~

Water is available for this project

HIGHWAY SUPERINTENDENT

DATE

James D. D'Amico
WATER SUPERINTENDENT

1-24-02
DATE

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: 01-61
WORK SESSION DATE: 16 Jan 2002 PROJECT: NEW OLD X
REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: new plans
PROJECT NAME: Kreisher site Plan
REPRESENTATIVES PRESENT: A. Wilson, Coppola
MUNICIPAL REPS PRESENT: BLDG INSP. Rich
ENGINEER X PLANNER
P/B CHMN OTHER

ITEMS DISCUSSED:

Drainage - rec'd report
add NWE sign

STND CHECKLIST:

DRAINAGE ✓
DUMPSTER ✓
SCREENING ✓
LIGHTING ✓
(Streetlights)
LANDSCAPING ✓
BLACKTOP ✓
ROADWAYS

next avail agenda

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: January 22, 2002

SUBJECT: 17 Oakwood Terrace

Planning Board Reference Number: PB-01-61

Dated: 18 January 2002

Fire Prevention Reference Number: FPS-02-006

A review of the above referenced subject site plan was conducted on 22 January 2002.

This site plan is acceptable.

Plans Dated: 16 January 2002



Robert F. Rodgers



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

JAN 18 2002

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-61

DATE PLAN RECEIVED: _____

RECEIVED

JAN 18 2002

*Please return
by 1/22/02*

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved _____

disapproved _____

If disapproved, please list reason _____

*Will not make a final decision until drainage
study is complete. The west entrance should
be moved further south to align with the
south property line.*

Henry Knoll *1-23-02*
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 14 November 2001

SUBJECT: 17 Oakwood Terrace

Planning Board Reference Number: PB-01-61

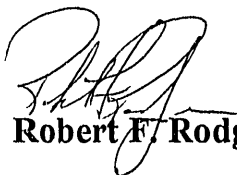
Dated: 5 November 2001

Fire Prevention Reference Number: FPS-01-064

A review of the above referenced subject site plan was conducted on 14 November 2001.

This site plan is acceptable.

Plans Dated: 18 September 2001.


Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

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PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

NOV 07 2001

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER:

01-61

DATE PLAN RECEIVED:

RECEIVED

NOV - 5 2001

Please return
by 11/12/01

The maps and plans for the Site Approval

Subdivision as submitted by

for the building or subdivision of

has been

reviewed by me and is approved

disapproved

If disapproved, please list reason

No Drange Plan

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-61

DATE PLAN RECEIVED: _____

RECEIVED

NOV - 5 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

17 Oakwood Terrace has been

reviewed by me and is approved L

disapproved _____

~~If disapproved, please list reason~~

Town Water is available for project

HIGHWAY SUPERINTENDENT

DATE

John D. D.
WATER SUPERINTENDENT

11-8-01
DATE

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhempa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 17 OCT 01 PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: later RESUB. REQ'D: Full App

PROJECT NAME: BG Equip

REPRESENTATIVES PRESENT: Anthony C

MUNICIPAL REPS PRESENT:

BLDG INSP.	_____	FIRE INSP.	<u>X</u>
ENGINEER	<u>X</u>	PLANNER	_____
P/B CHMN	_____	OTHER	_____

ITEMS DISCUSSED: Oakwood Terrace

need to confirm utilities.

- drainage is issue

- coord w/ Kroll

- add front sheet skirt

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)
LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

next
avail
agenda
after app.

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 44 Block 1 Lot 41.2

BUILDING DEPARTMENT REFERRAL NUMBER 2001 - 0900

1. Name of Project Oakwood Terrace

2. Owner of Record Blooming Grove Equip Phone 562-5090

Address: 207 Lake Dr, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Blooming Grove Equip Phone 562-5090

Address: 207 Lake Dr, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Anthony J. Coppola, RA Phone 561-3559

Address: 375 Third Street, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Anthony J. Coppola 561-3559
(Name) (Phone)

7. Project Location: On the SW side of Corner of Oakwood Terrace feet
(Direction) (Street) (No.)
_____ of _____
(Direction) (Street)

8. Project Data: Acreage 98 Zone NC School Dist. Newburgh Enlarged

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

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01-61

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

*This information can be verified in the Assessor's Office.

*If you answer yes to question 9, please complete the attached Agricultural Data Statement.

10. Description of Project: (Use, Size, Number of Lots, etc.) _____
1 lot .98 acre to build a new 7,500 sq ft office building

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

23rd DAY OF October 2001

[Signature]
APPLICANT'S SIGNATURE

[Signature]
PATRICIA A. DONNARUMMA
Notary Public, State of New York
Qualified in Orange County
NOTARY PUBLIC No. 01DO0990425
Commission Expires September 30, 2005

Gerald Krelsberg
Please Print Applicant's Name as Signed

TOWN USE ONLY
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DATE APPLICATION RECEIVED

01-61

APPLICATION NUMBER

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

Proposed Site Plan
for
17 OAKWOOD TERRACE
KREISBERG

ITEM

1. ✓ Site Plan Title
2. T.B.P. Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. N/A Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. N/A Existing Building Locations
19. N/A Existing Paved Areas
20. N/A Existing Vegetation
21. N/A Existing Access & Egress

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PROPOSED IMPROVEMENTS

22. T.B.P. Landscaping
23. T.B.P. Exterior Lighting
24. T.B.P. ~~N/A~~ Screening
25. T.B.P. Access & Egress
26. ✓ Parking Areas
27. N/A Loading Areas
28. T.B.P. Paving Details (Items 25 - 27)
29. ↓ Curbing Locations
30. ↓ Curbing through section
31. ↓ Catch Basin Locations
32. ↓ Catch Basin Through Section
33. ↓ Storm Drainage
34. ✓ Refuse Storage
35. N/A Other Outdoor Storage
36. ✓ Water Supply
37. ✓ Sanitary Disposal System
38. N/A Fire Hydrants
39. ✓ Building Locations
40. ✓ Building Setbacks
41. N/A Front Building Elevations
42. ✓ Divisions of Occupancy
43. T.B.P. Sign Details
44. ✓ Bulk Table Inset
45. ✓ Property Area (Nearest 100 sq. ft.)
46. ✓ Building Coverage (sq. ft.)
47. ✓ Building Coverage (% of total area)
48. N/A Pavement Coverage (sq. ft.)
49. N/A Pavement Coverage (% of total area)
50. N/A Open Space (sq. ft.)
51. N/A Open Space (% of total area)
52. ✓ No. of parking spaces proposed
53. ✓ No. of parking spaces required

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. ✓

A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

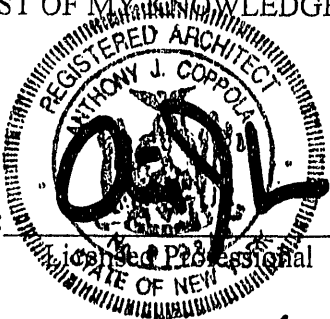
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:



10/24/01

Date

T.B.P (TO BE PROVIDED WHEN SCHEMATIC DRAWINGS ARE DETAINED)

N/A NOT APPLICABLE

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00010542
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒
Not in a flood Zone

Anthony J. Coppola, RA

ajc

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

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PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Blooming Grove Equipment		2. PROJECT NAME Oakwood Site Plan	
3. PROJECT LOCATION: Municipality New Windsor County Orange			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 17 Oakwood Terrace SW side of the corner of Oakwood Terrace.			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: New office building, one story with 7,500 sq ft of office space.			
7. AMOUNT OF LAND AFFECTED: Initially 98 acres Ultimately _____ acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Describe: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: Gerald Kreisberg		Date: 10/23	
Signature: <i>[Signature]</i>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

- A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No
- B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.9? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No
- C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)
- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 N/A
- C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 N/A
- C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 N/A
- C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
 N/A
- C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
 N/A
- C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
 N/A
- C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
 N/A
- D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from responsible officer)

 Date

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APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Blooming Grove Equipment _____, deposes and says that he resides
(OWNER)

at 207 Lake Drive, Newburgh, NY _____ in the County of Orange
(OWNER'S ADDRESS)

and State of New York _____ and that he is the owner of property tax map

(Sec. 44 Block 1 Lot 41.2)
designation number (Sec. 44 Block 1 Lot 41.2) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Anthony J. Coppola, 375 Third Street, Newburgh, NY

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: October 23, 2001

M. Keisling
Owner's Signature

10/23

Patricia A. Dornan
Witness' Signature

Applicant's Signature if different than owner

AL
Representative's Signature

10/24/01

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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01-61

Site Plan Notes:

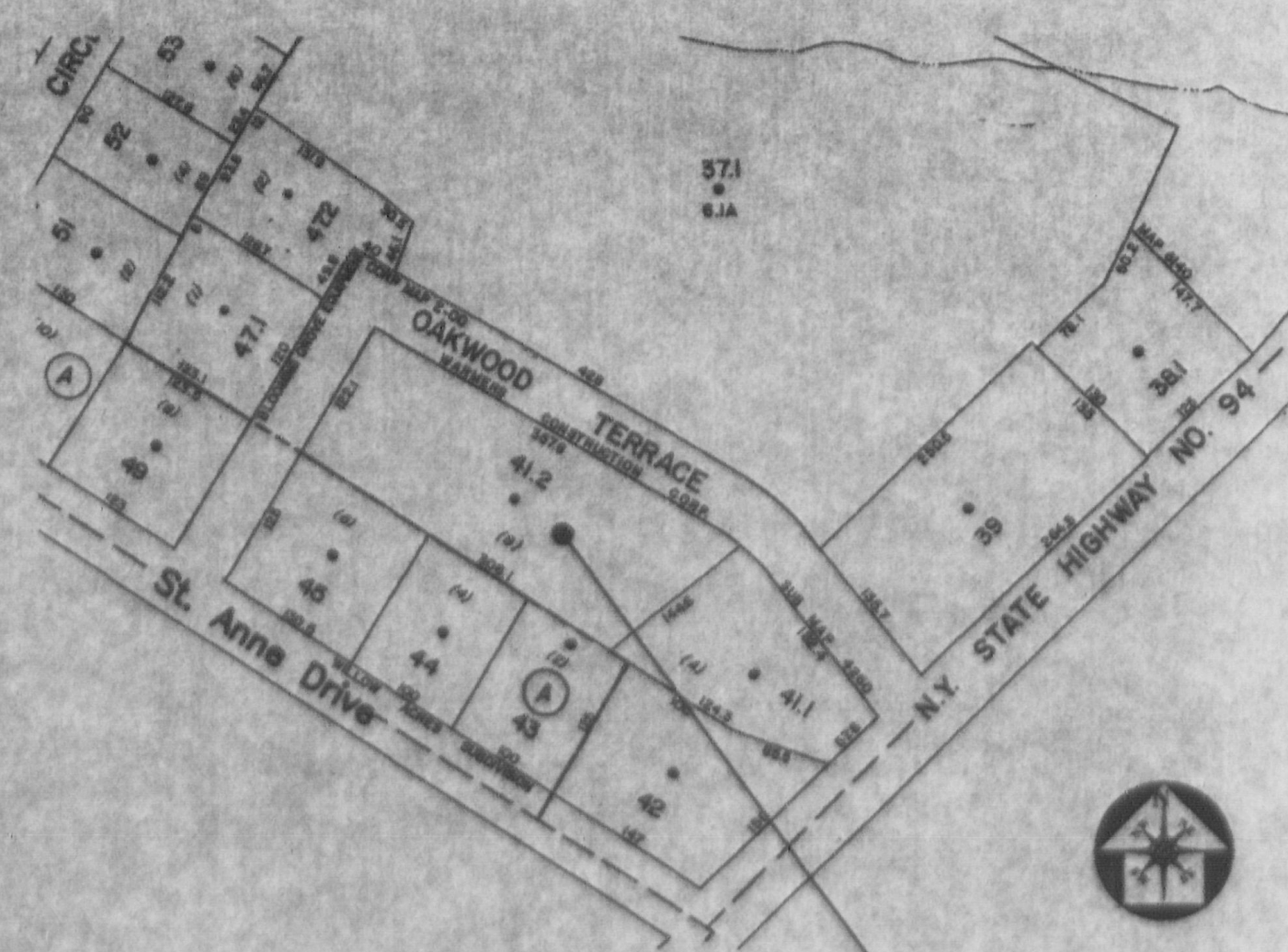
1. The proposed building is for a one story office building, allowable under the Town of New Windsor Zoning Ordinance. The proposed building will be sprinklered.
2. The project applicant is Blooming Grove Equipment, Gerald Kreisberg, 207 Lake Drive, Newburgh, New York.
3. All building signs shall conform to the Town of New Windsor sign ordinance Section 48-18H.
4. Boundary and Topographical information from an original survey by Anthony Valdina, L.S., dated 12/6/99.
5. Additional Topographical information from a survey by Frank Valdina on 2/19/02.

GENERAL NOTES

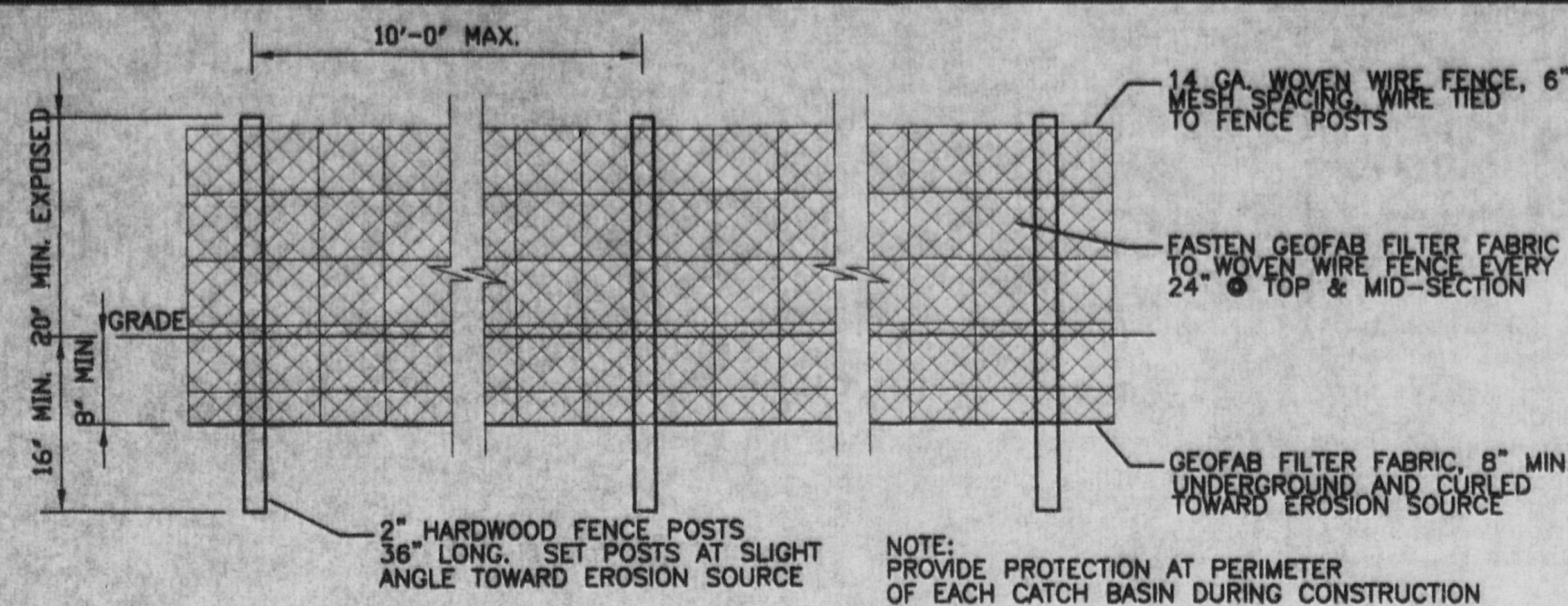
1. The Contractor is expected to familiarize himself with the existing site before starting work. All dimensions shall be verified in the field before starting work. No drawings are to be scaled, use only dimensions given. Any other discrepancies shall be brought to the immediate attention of the Architect. Any existing structural deficiency uncovered during the course of construction shall be brought to the immediate attention of the Architect.
2. All work shall be done by people skilled in their trades and shall conform to the N.Y. S. Uniform Building Code, and any other applicable state and local codes. All items shall be installed in strict conformance with the Manufacturer's requirements where applicable. Unlawful alteration of any drawings bearing a registered Architect's seal is a violation of the N.Y. S. Education Law. The Contractor is responsible to obtain any required construction permits before starting work, and to schedule any required inspections with the building department.
3. The contractor must notify The Underground Facilities Protective Organization (1-800-962-7962) at least two full working days prior to any excavation. Non-member utilities must be contacted separately.
4. The contractor must determine the exact location, elevation and size of any existing underground utility before beginning construction. The contractor shall perform exploratory excavations to locate existing underground utilities sufficient ahead of construction to permit making revisions as needed. The locations (horizontal and vertical) and size of underground utilities shall not be relied on as being exact or complete.
5. Coordination: Coordinate scheduling, submittals, and Work of the various Sections of specifications to assure efficient and orderly sequence of installation of interdependent construction elements.
6. The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequence and procedures for coordinating all portions of the Work under the Contract unless Contract Documents and other specific information concerning these matters.
7. Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment, machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work, whether temporary or permanent and whether or incorporated or to be incorporated in the Work.
8. The Contractor shall pay for all building permits and other fees necessary for the completion of the Work.
9. The Contractor shall comply with and give all notices as required by laws, ordinances, rules, regulations, and orders of public authorities bearing on performance to Work. The Contractor shall promptly notify the Architect Owner if the Drawings and Specifications are observed by the Contractor to be at variance within.
10. All layout and surveying work necessary to complete the scope or work shall be the responsibility of the contractor.

Legend

--- EXISTING CONTOURS
 --- NEW CONTOURS
 + SPOT ELEVATIONS



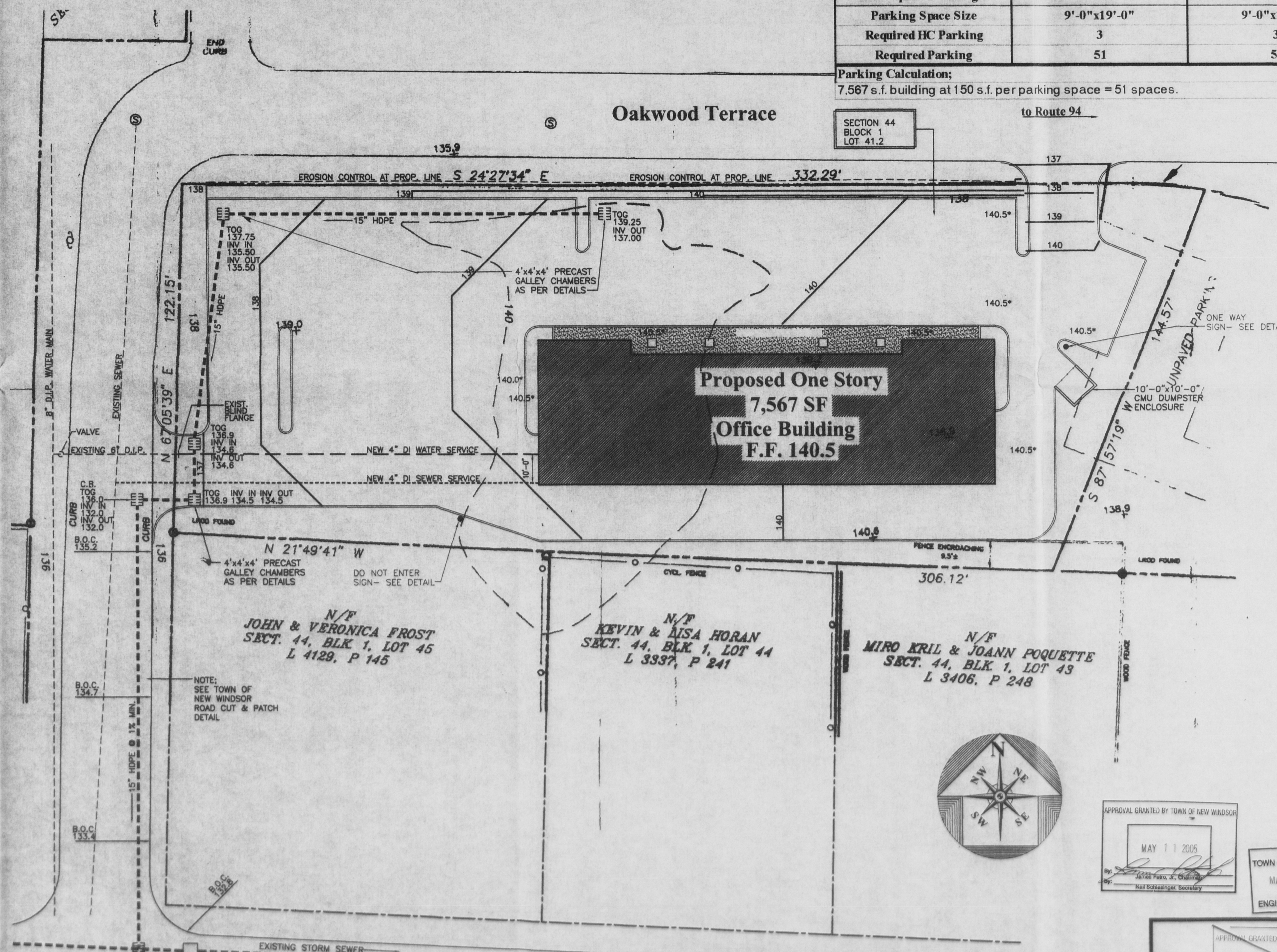
1 Location Map
 SP1 NTS



3 Erosion Control Fence Detail
 SP1 NTS

Bulk Table Requirements for NC Zoning District		
Town of New Windsor, N.Y.		
Requirements	Required	Actual
Minimum Lot Size	10,000 s.f.	42,744 S.F.
Lot Width	100 feet	122.15'
Front Yard Setback	40 feet	54'-0"
Rear Yard Setback	15 feet	23'-1"
Side Yard Setback	15 feet/ 35 feet combined	30'-1"
Max. Building Height	35 feet	1 STORY
Required Street Frontage	NA	454.44'
Floor Area Ratio	1	0.18
Development Coverage	NA	NA
Parking Space Size	9'-0"x19'-0"	9'-0"x19'-0"
Required HC Parking	3	3
Required Parking	51	51

Parking Calculation:
 7,567 s.f. building at 150 s.f. per parking space = 51 spaces.



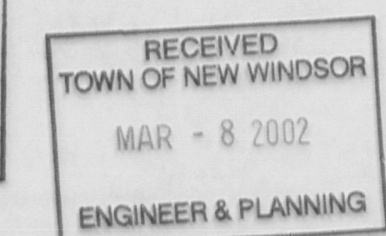
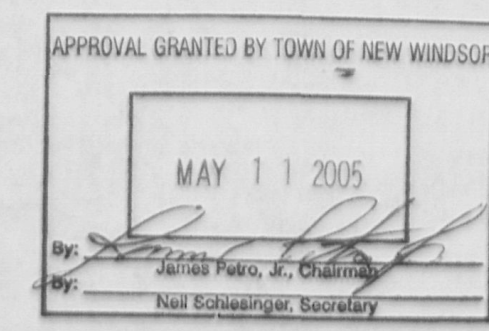
2 Site Grading & Utility Plan
 SP1 Scale: 1"=20'-0"

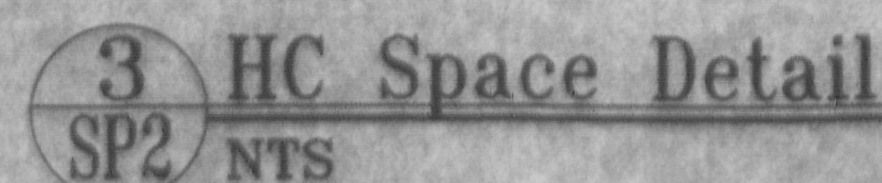
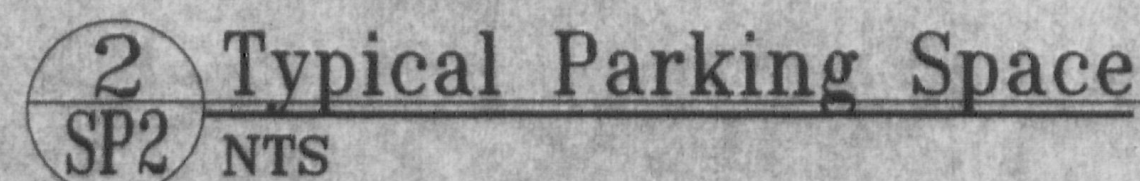
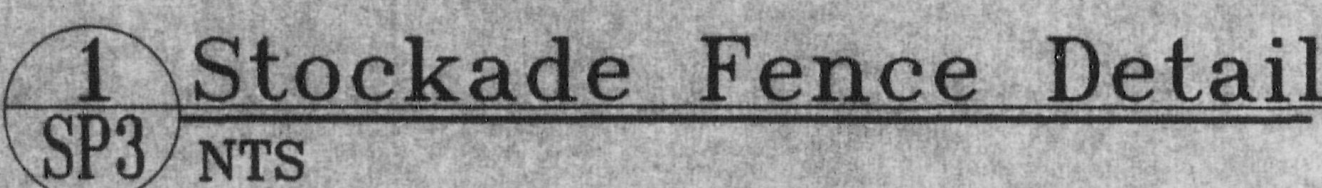
Anthony J. Coppola
 Design, Architecture and Planning
 375 Third St., Newburgh, N.Y. 12550
 Tel: 914-561-3559
 Fax: 914-561-2051
 Email: ajc@archcityfrontiercomm.net
 Website: http://ny.frontiercomm.net/~ajcarch



Proposed Site Plan for Blooming Grove Equipment at
 17 Oakwood Terrace
 Town of New Windsor, N.Y.

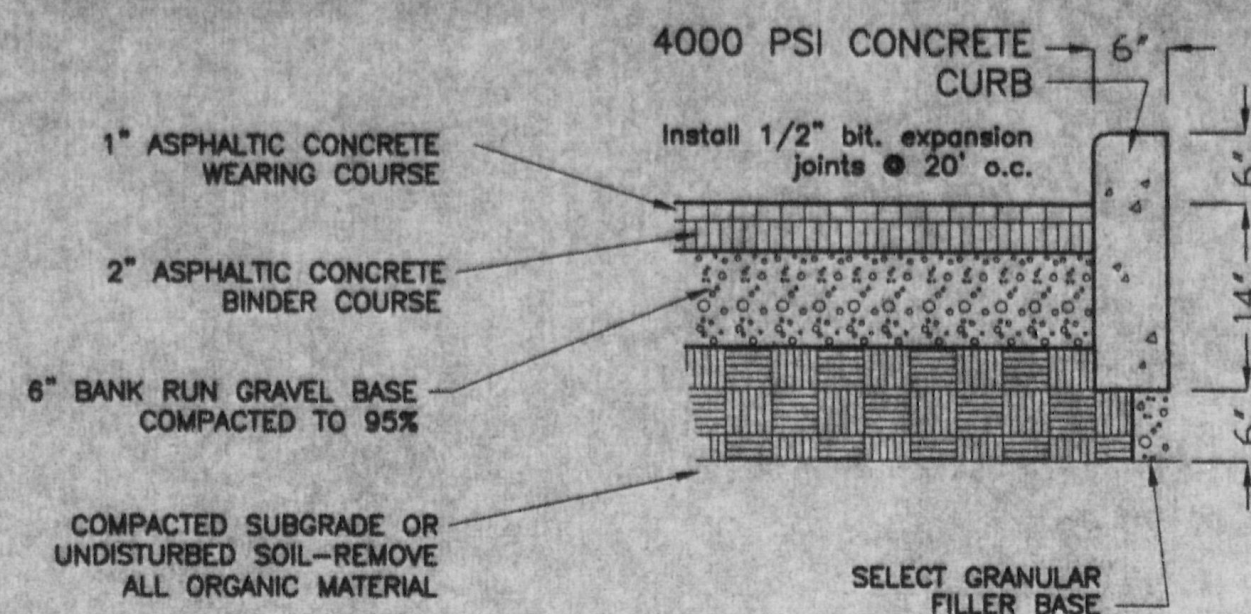
Revisions	Drawn By:	Date:	Scale:	PROJECT NUMBER	Sheet No.
	MS	3/7/02	AS NOTED	01-70	SP1
					of 4



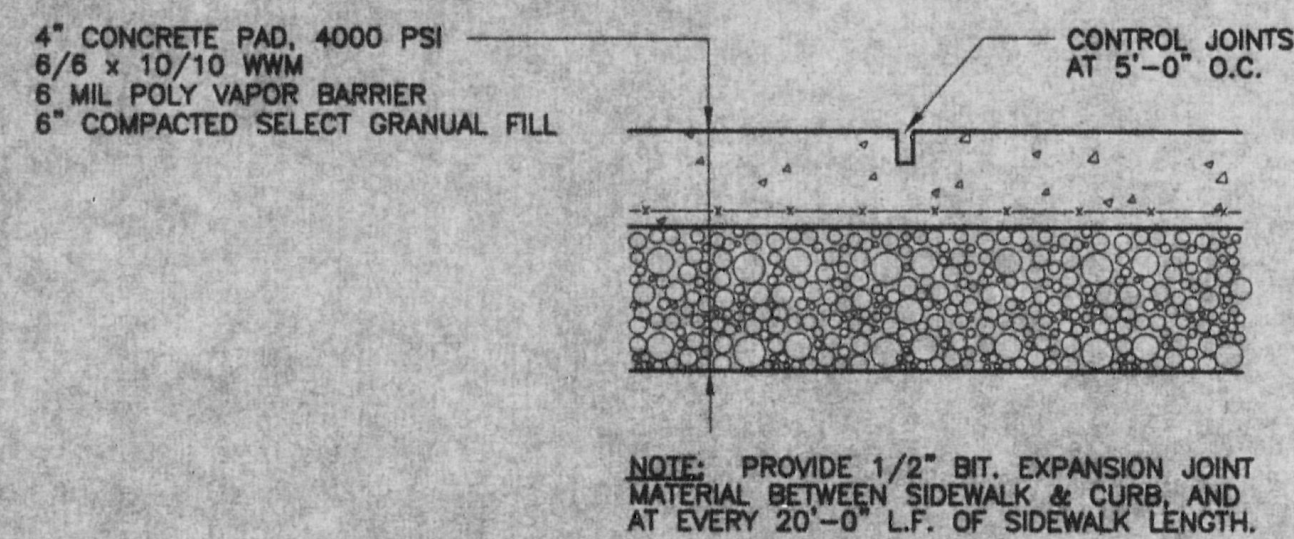


4 Site Plan
SP2 Scale: 1"=20'-0"

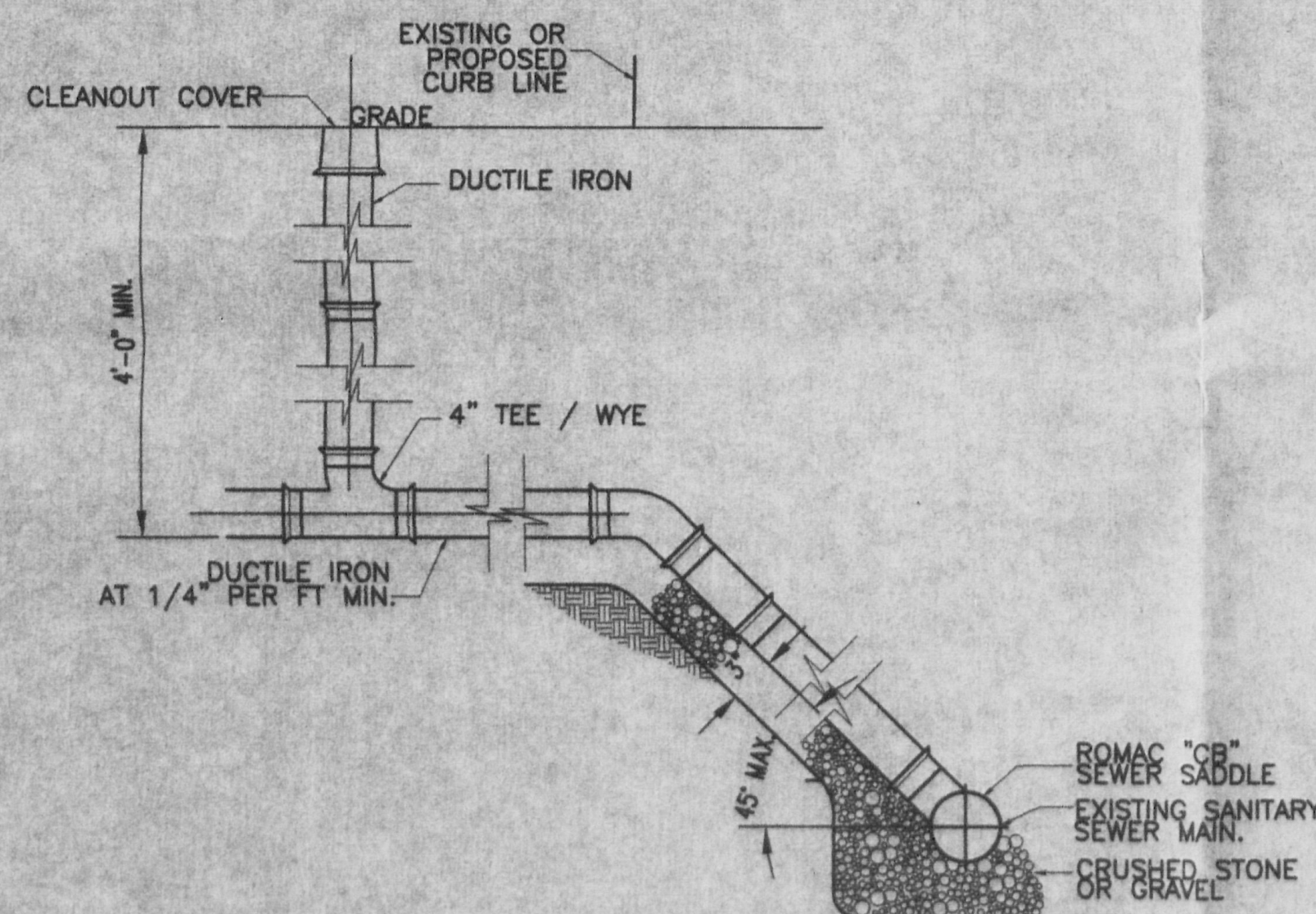
Revisions	SITE PLAN
Drawn By: MS	SITE PLAN
Date: 3/7/02	
SCALE: AS NOTED	
PROJECT NUMBER 01-70	SITE PLAN
Sheet No. SP2	



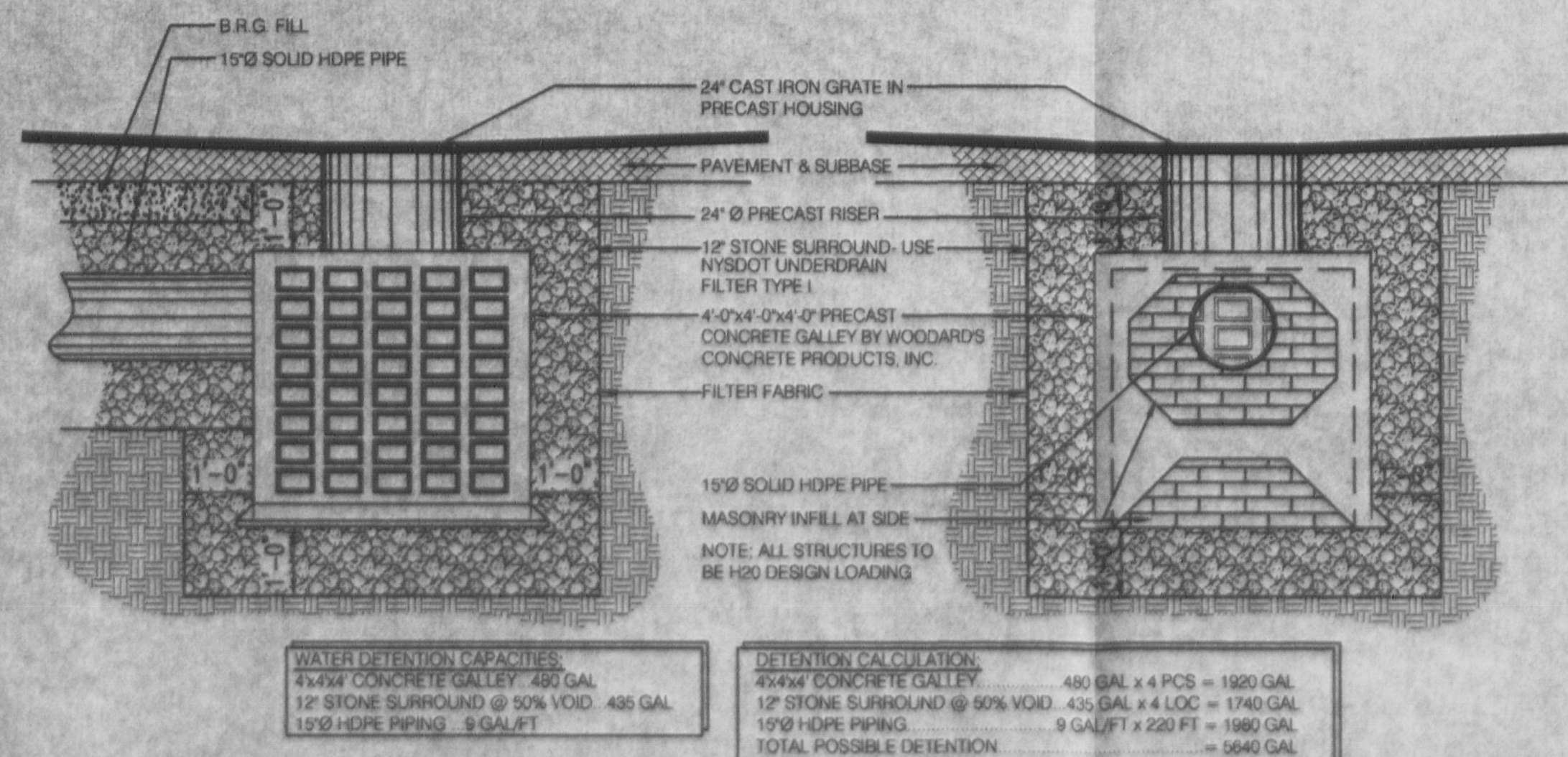
1 Pavement & Curb Detail @ Parking
SP3 Scale: 1"=1'-0"



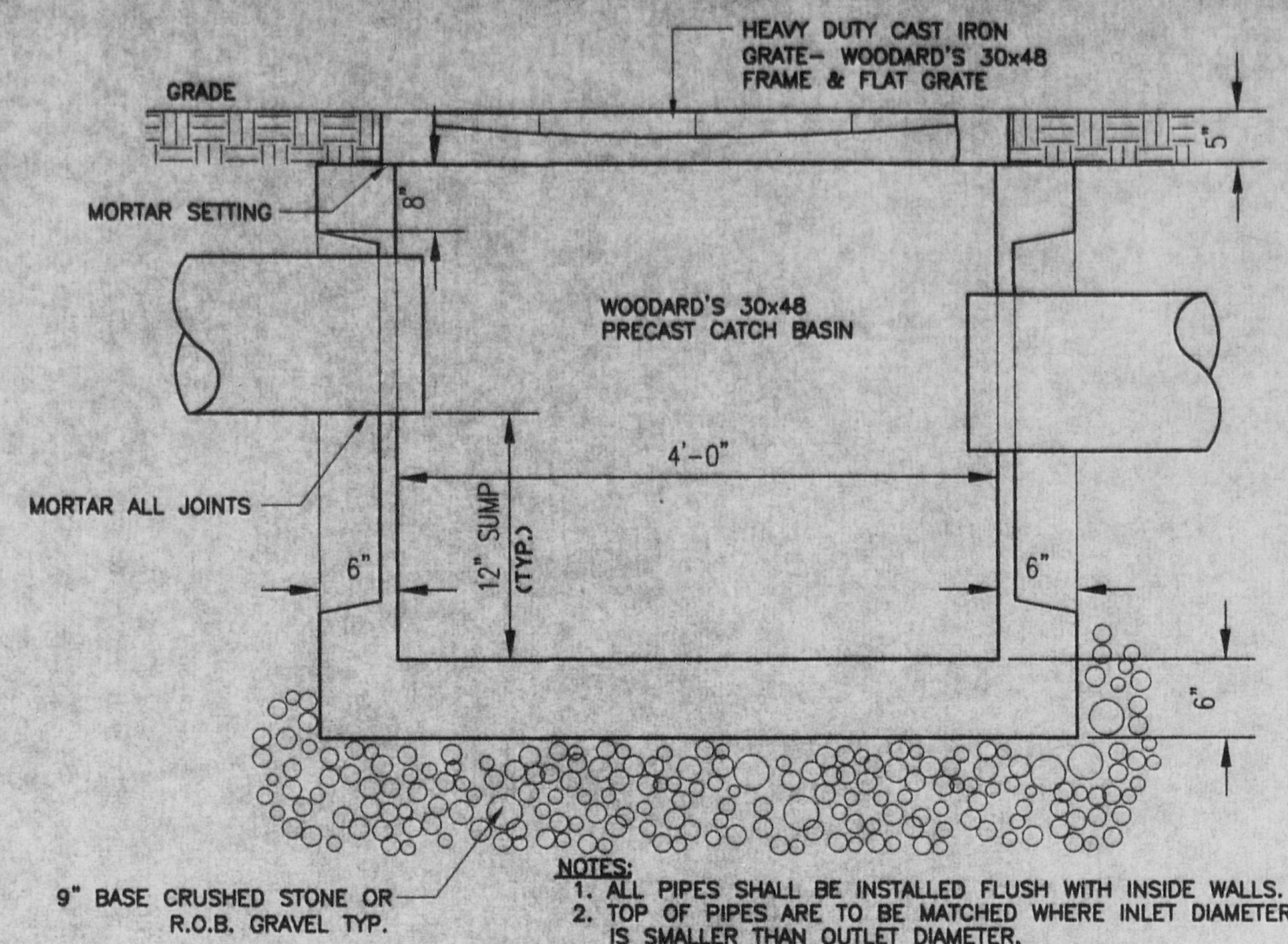
2 Walkway Detail
SP3 Scale: 1"=1'-0"



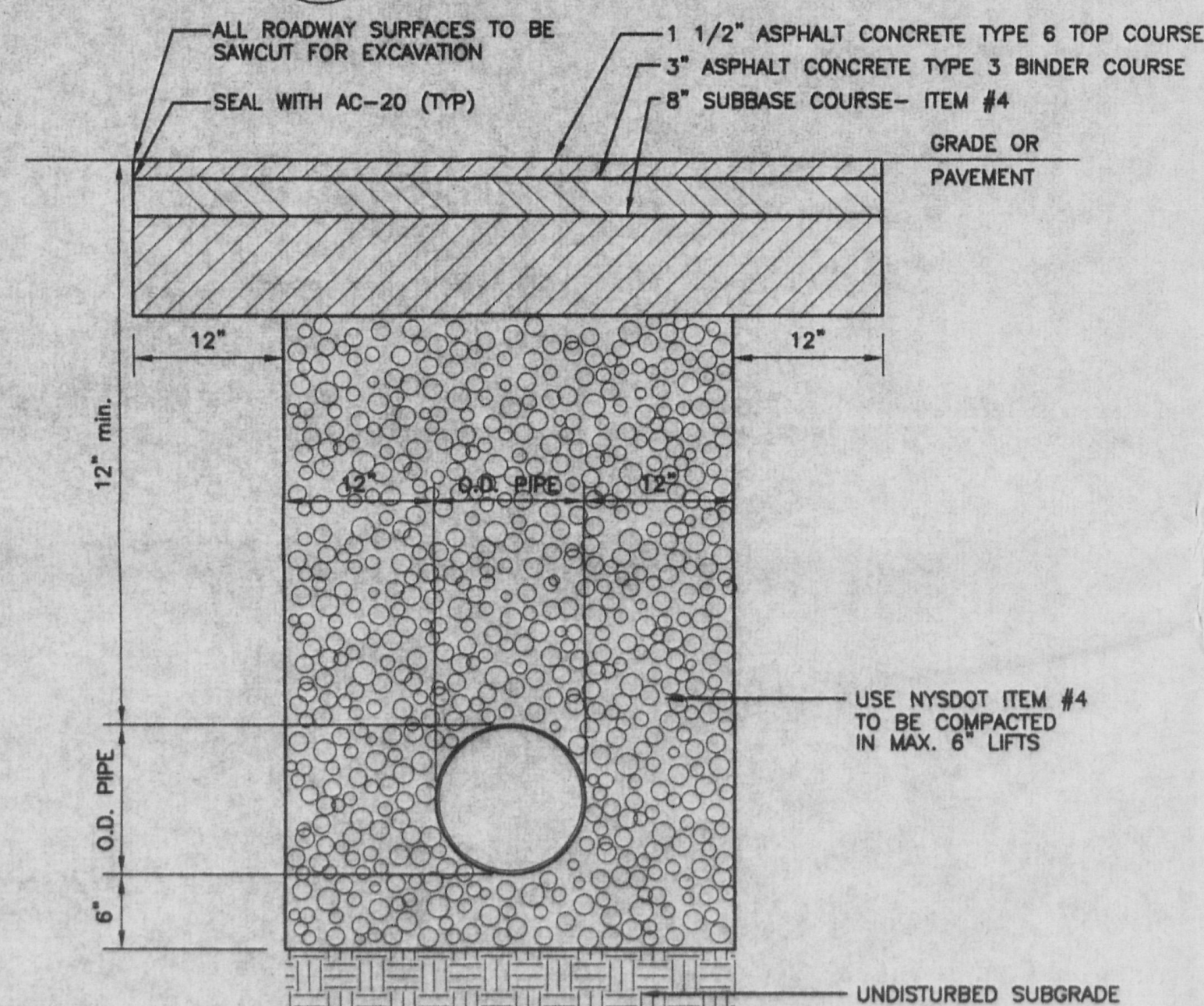
4 Sewer Connection Detail
SP3 NTS



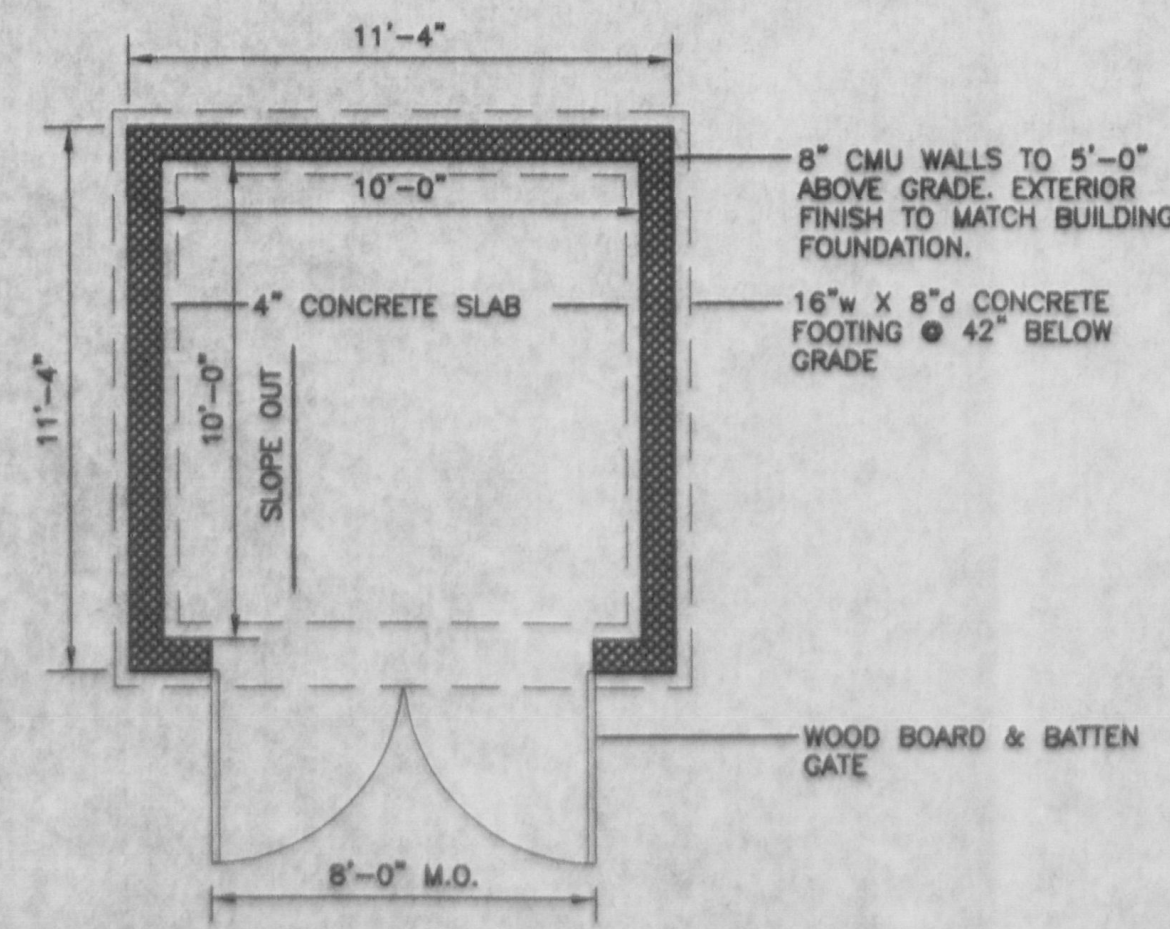
6 Subsurface Infiltration System
SP3 NTS



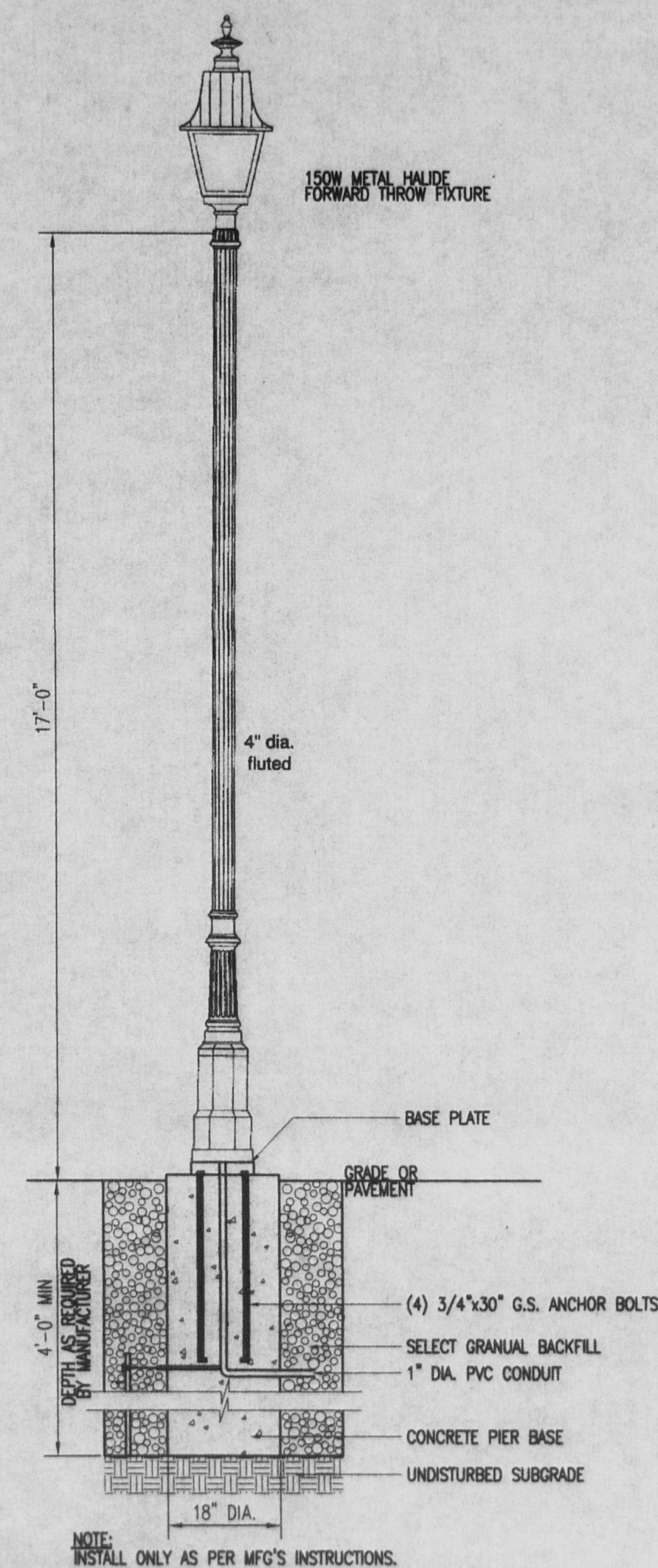
11 Catch Basin Detail
SP3 NTS



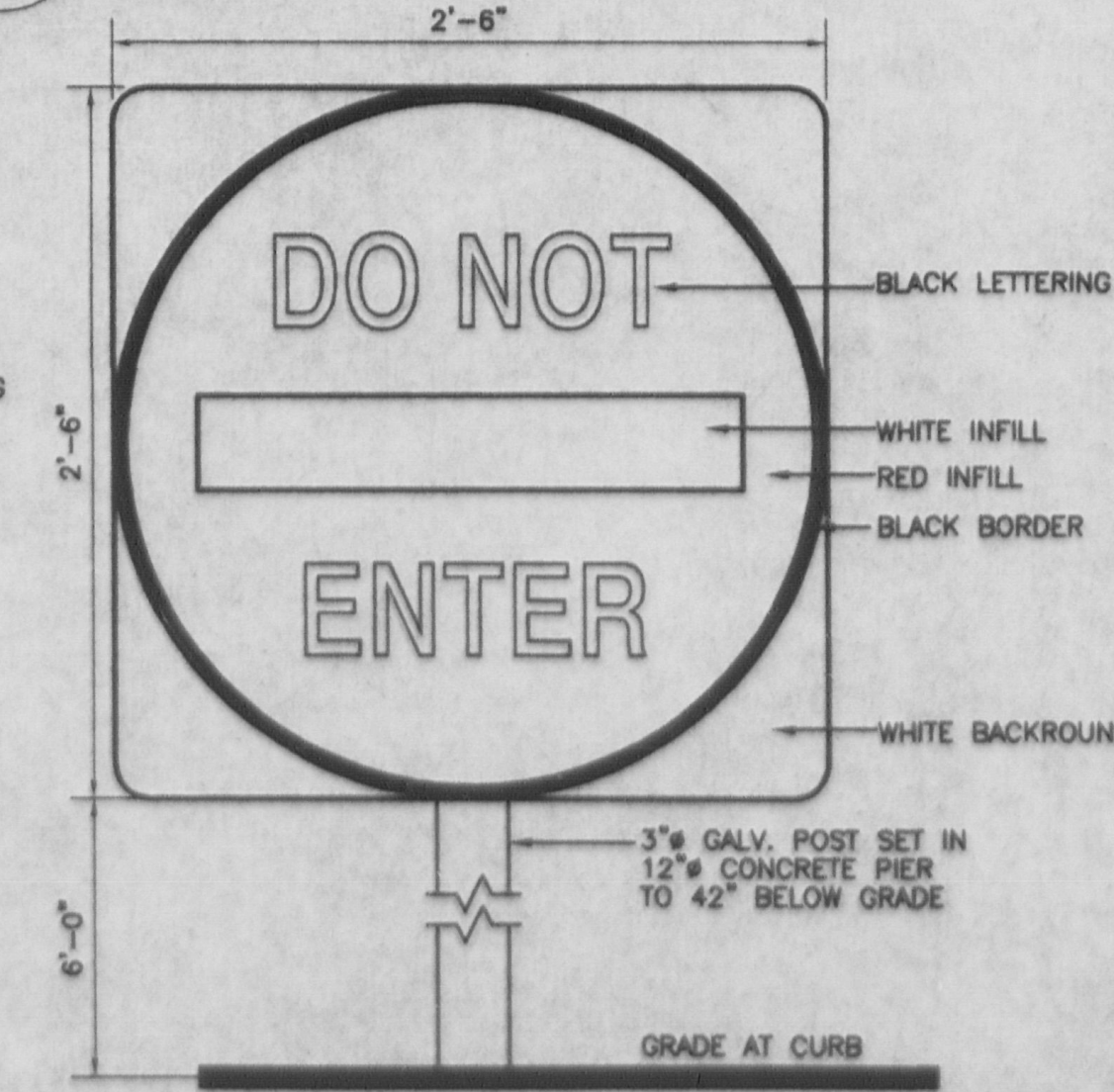
5 Typical Pavement & Trench Detail @ Roadway
SP3 Scale: 1"=1'-0"



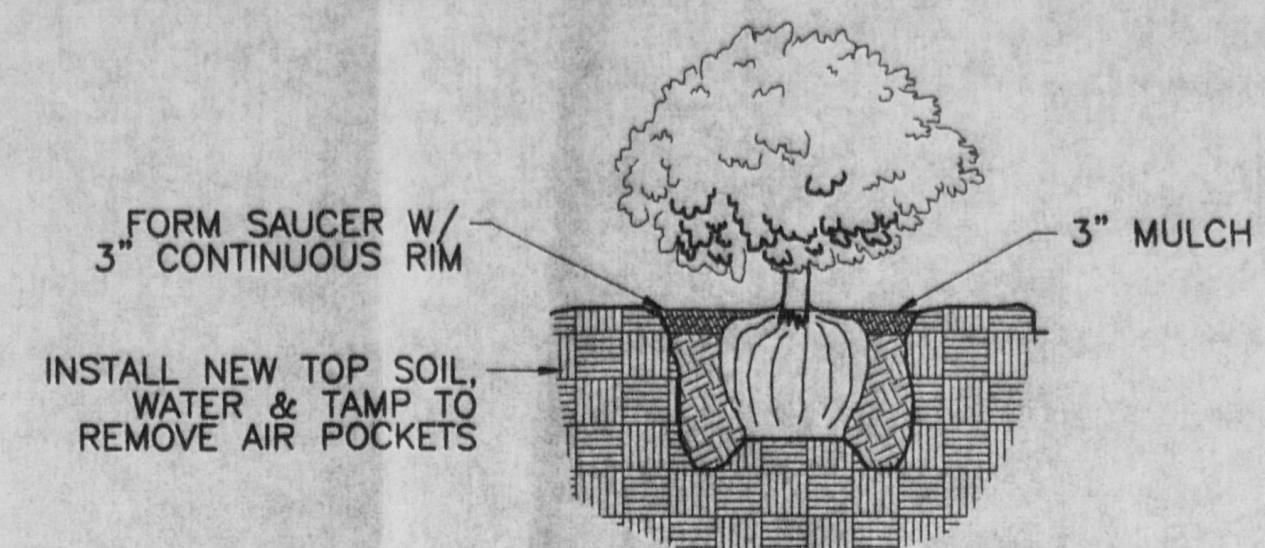
9 Enclosure Detail
SP3 NTS



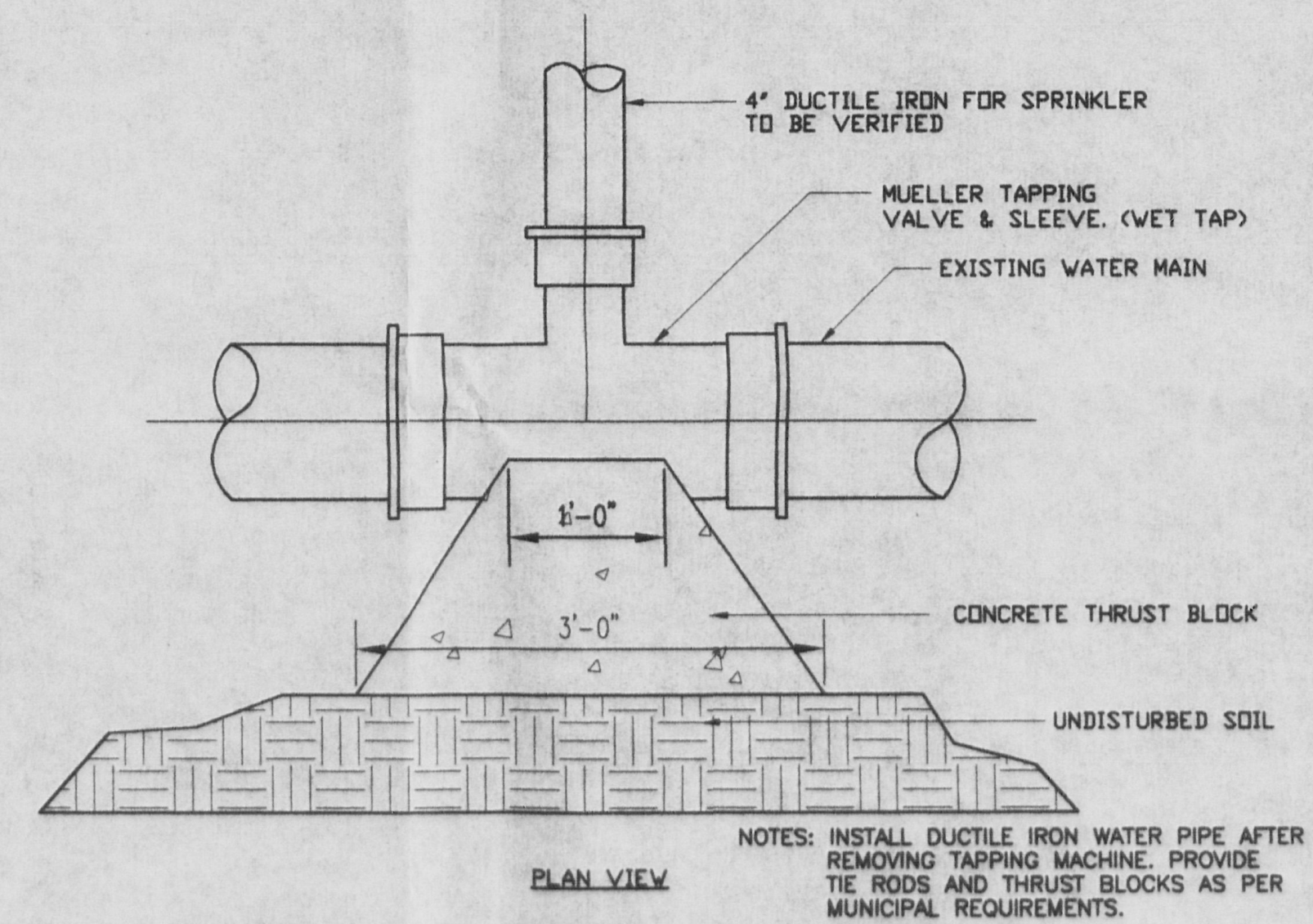
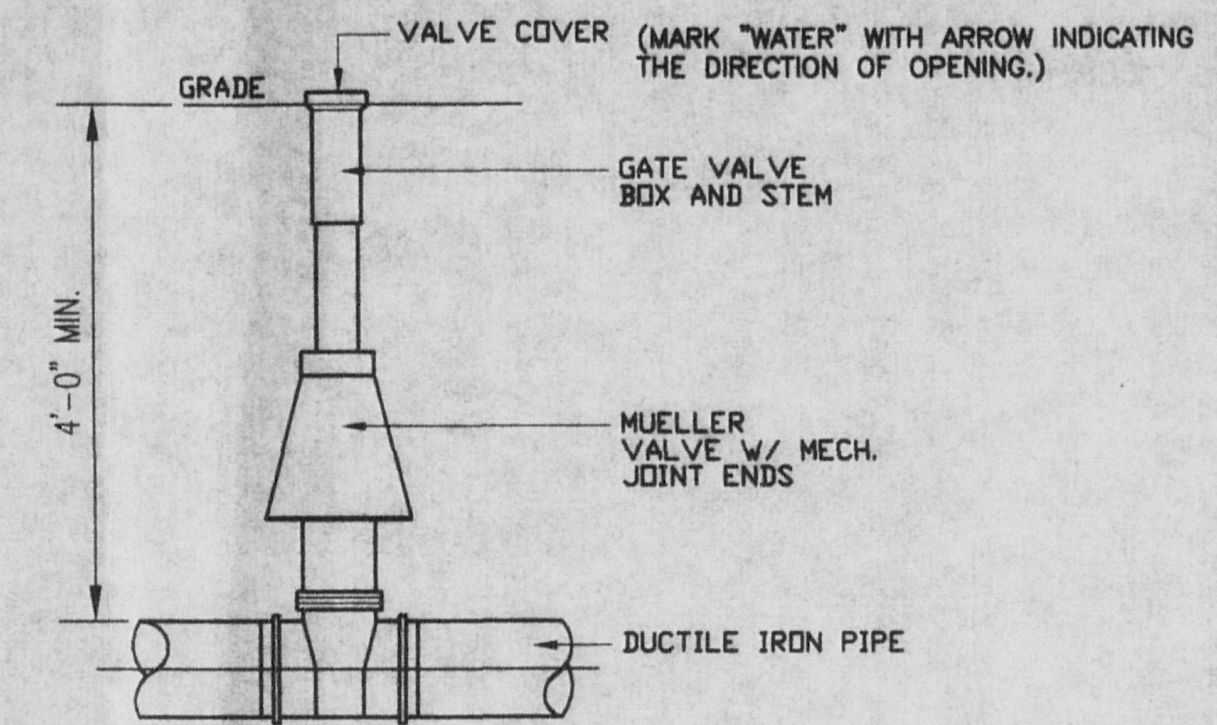
7 Lighting Detail
SP3 NTS



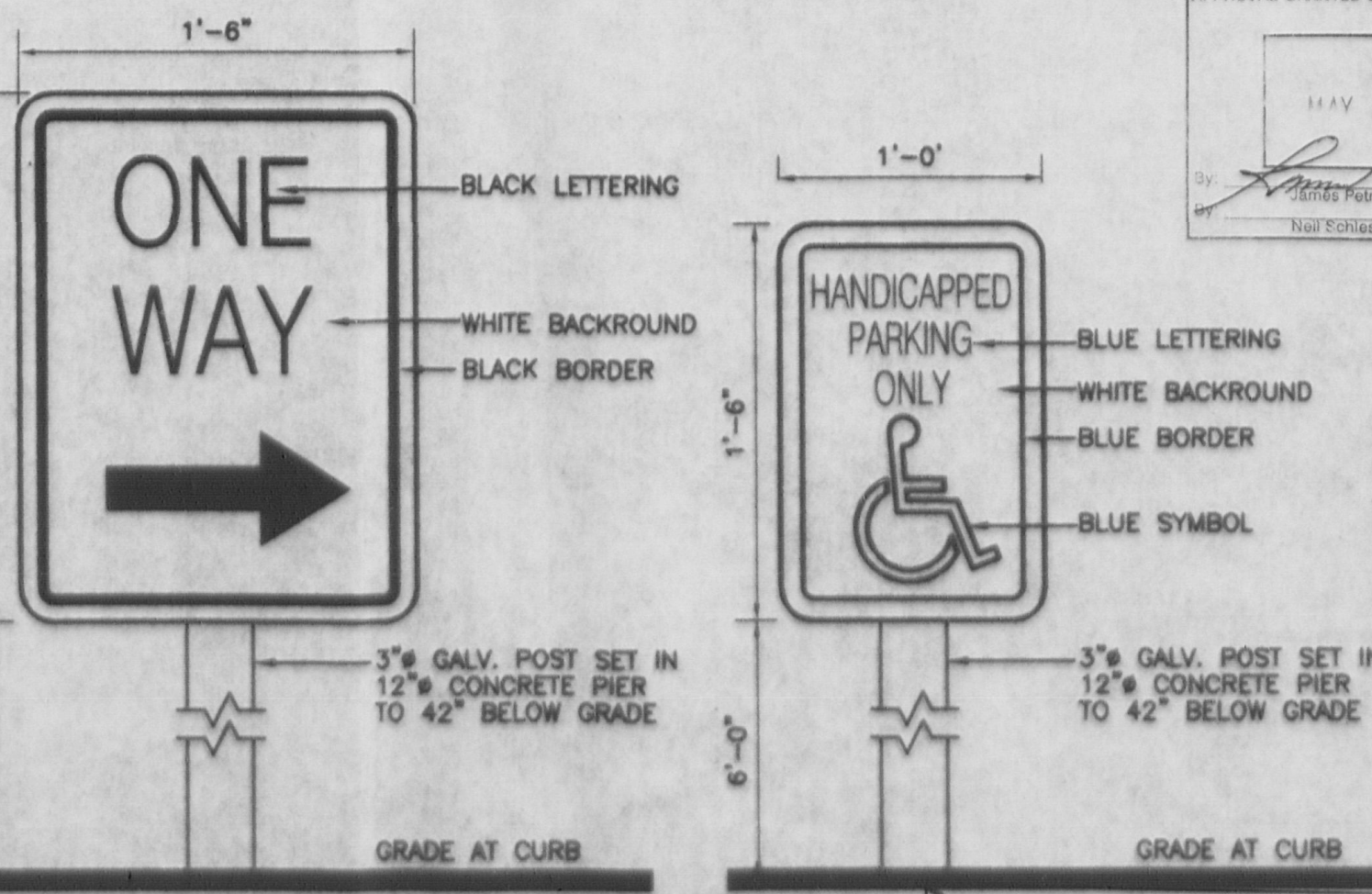
10 Sign Details
SP3 NTS



3 Planting Detail
SP3 NTS



8 Water Tap Detail
SP3 NTS

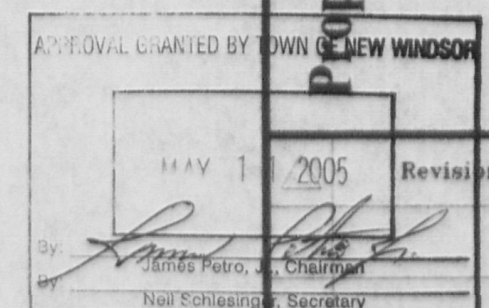


10 Sign Details
SP3 NTS

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Proposed Site Plan for Blooming Grove Equipment at 17 Oakwood Terrace
Town of New Windsor, N.Y.



Drawn By: MS
Date: 3/7/02
SCALE: AS NOTED
PROJECT NUMBER: 01-70
Sheet No.

SP3
of 4

SITE DETAILS